

# The Goodman Report

for apartment owners  
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Apartment Building Sales Vancouver Lower Mainland January 1 to December 31, 2010

ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT	ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT
<b>Vancouver (East Side)</b>				<b>Burnaby</b>			
7950 Knight St	12	1,400,000	116,667	6545 Bonsor (HR)	114	22,050,000	193,421
677 E 7th Ave	42	6,400,000	152,381	275 Gilmore	35	4,400,000	125,714
* 1510 E Pender	6	998,000	166,333	3839 Linwood	14	1,670,000	119,286
336 E 7th Ave	18	3,136,000	174,222	4250 Maywood	18	2,663,000	147,944
288 E 14th Ave (ST)	33	7,200,000	218,182	6535 Burlington	10	1,402,800	140,280
868 E 8th Ave	12	2,275,000	189,583	6735 Arcola	9	780,000	86,667
833 E Broadway	11	1,275,000	115,909	6707 Dow	19	2,545,000	133,947
1016 E 8th Ave	35	4,850,000	138,571	6730 Burlington	18	2,570,000	142,778
<b>Total</b>	<b>169</b>	<b>27,534,000</b>	<b>162,923</b>	* 5977 - 5979 Wilson (DS)	62	9,000,000	145,161
<b>Vancouver (S Granville)</b>				<b>Coquitlam</b>			
1160 W 13th Ave	24	5,200,000	216,667	544 Austin	48	5,175,000	107,813
1066 W 11th Ave	14	2,825,000	201,786	600 Smith	106	16,150,000	152,358
1635 W 12th Ave	20	4,000,000	200,000	1117 Ridgeway	41	4,500,000	109,756
1665 W 13th Ave	11	2,300,000	209,091	<b>Total</b>	<b>195</b>	<b>25,825,000</b>	<b>132,436</b>
989 W 20th Ave	13	2,650,000	203,846	<b>Delta</b>			
* 1116 W 16th Ave	9	2,162,000	240,222	4711 57th St	32	3,850,000	120,313
3789 Oak	11	3,020,000	274,545	<b>Langley</b>			
1655 W 11th Ave	11	3,480,000	316,364	20856 56th Ave (ST)	16	2,150,000	134,375
3730 Cambie	24	4,700,000	195,833	20244 Michaud	14	2,075,000	148,214
<b>Total</b>	<b>137</b>	<b>30,337,000</b>	<b>221,438</b>	20699A Eastleigh Cr. (TH)	14	2,560,000	182,857
<b>Kitsilano &amp; Point Grey (UBC)</b>				<b>Maple Ridge</b>			
1985 W 8th Ave	8	2,565,000	320,625	11742A 224th	24	1,825,000	76,042
2425 W Broadway	9	1,800,000	200,000	22256 119th	36	3,300,000	91,667
4336 W 10th Ave	15	3,050,000	203,333	12003 Edge St	7	943,000	134,714
1876 W Broadway	21	3,670,000	174,762	* 22182 Dewdney Trunk Rd.	30	2,710,000	90,333
1728 Yew St	10	2,395,000	239,500	<b>Total</b>	<b>97</b>	<b>8,778,000</b>	<b>90,495</b>
2254 Cornwall	9	3,000,000	333,333	<b>New Westminister</b>			
<b>Total</b>	<b>72</b>	<b>16,480,000</b>	<b>228,889</b>	335 5th St	26	2,800,000	107,692
<b>Vancouver (Marpole)</b>				<b>North Vancouver</b>			
* 8770 Montcalm	21	3,125,000	148,810	3371 Chesterfield Ave	10	1,575,000	157,500
8780 Fremlin	8	1,528,000	191,000	157 E 20th	14	2,260,000	161,429
8726 Hudson	10	1,800,000	180,000	230 W 4th	17	3,018,000	177,529
1198 W 70th Ave	17	2,560,000	150,588	125 E 20th St	28	4,700,000	167,857
8710 Hudson	21	3,120,000	148,571	321 W 4th St	10	2,300,000	230,000
1235 W 70th Ave.	9	1,675,000	186,111	<b>Total</b>	<b>103</b>	<b>16,753,000</b>	<b>162,650</b>
<b>Total</b>	<b>86</b>	<b>13,808,000</b>	<b>160,558</b>	<b>Surrey</b>			
<b>Vancouver (West End)</b>				<b>West Vancouver</b>			
* 1416 Harwood (HR)	42	8,000,000	190,476	195 21st (HR)	126	36,500,000	289,683
1160 Nicola	14	3,770,000	269,286	<b>White Rock</b>			
1450 W Georgia (HR)	162	37,500,000	231,481	15391 Buena Vista Ave	14	1,950,000	139,286
* 1601 Comox (MR)	26	6,770,000	260,385	<b>* SOLD BY THE GOODMAN TEAM</b>			
* 814 Nicola (ST)	6	2,000,000	333,333	The sale information provided is a general guide only. There are numerous variables to be considered such as:			
1250 Nicola (MR)	27	5,400,000	200,000	1) Suite Mix			
998 Thurlow (MR)	44	12,100,000	275,000	2) Rents/sq. ft.			
990 Lagoon (MR)	55	14,000,000	254,545	3) Net Leaseable Area			
1170 Barclay	16	3,450,000	215,625	4) Buildings' Age and Condition			
* 1131 - 1151 Haro (DS)	38	8,000,000	210,526	5) Location			
1851 Haro	22	5,200,000	236,364	6) Frame or High Rise			
1419 Pendrell	8	3,700,000	462,500	7) Strata vs. Non-Strata			
<b>Total</b>	<b>460</b>	<b>109,890,000</b>	<b>238,891</b>	8) Land Value (Development Site)			
				9) Special Financing			
				(HR) High-rise			
				(MR) Mid-rise			
				(TH) Townhouse			
				(ST) Strata			
				(DS) Development Site			
				(EST) Estimated Price			
				(SP) Share Purchase			
				(NC) New Construction			

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