

The Goodman Report

for apartment owners
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Apartment Building Sales Vancouver Lower Mainland January 1st to December 31st, 2011

ADDRESS	SUITES	PRICE (\$)	UNIT (\$)	ADDRESS	SUITES	PRICE (\$)	UNIT (\$)
Vancouver (East Side)				Burnaby			
2416 Fraser	11	2,025,000	184,091	6545 Bonsor (HR)	114	24,500,000	214,912
* 234 E. 14th Ave	22	5,400,000	245,455	6550 Nelson (DS)	57	10,200,000	178,947
* 275 N. Garden Rd.	12	1,760,000	146,667	4909 Imperial	8	1,230,000	153,750
1383 E. Broadway	30	3,800,000	126,667	6587 Burlington	31	4,540,000	146,452
* 644 E. 8th Ave	11	1,910,000	173,636	6659 Dow (DS)	16	2,870,000	179,375
1240 Salsbury	17	2,345,000	137,941	6634 Dow (DS)	28	8,737,288	312,046
90 E. 11th Ave	36	6,300,000	175,000	6730 Durblane	11	2,038,000	185,273
* 2225 Triumph	42	6,200,000	147,619	4379 Imperial	12	2,038,000	169,833
1657 E. 12th Ave	12	1,418,000	118,167	4330 Maywood St	27	3,740,000	138,519
520 N. Nananimo	20	3,037,000	151,850	6509 McKay	8	1,800,000	225,000
360 E. 13th Ave	20	3,170,000	158,500	6880 Balmoral St	23	3,050,000	132,609
1850 Adanac St	78	9,700,000	124,359	5808 Patterson (DS)	9	2,200,000	244,444
1572 Graveley St	8	1,200,000	150,000	5828 Patterson (DS)	9	2,200,000	244,444
2130 Cambridge (SP)	23	3,050,000	132,609	9005 Centaurus	54	7,600,000	140,741
2250 Dundas St (SP)	18	2,050,000	113,889	6678 Dow	10	1,760,000	176,000
3535 Kingsway	22	3,450,000	156,818	4225 Grange	48	7,500,000	156,250
577 E. 8th Ave	39	4,000,000	102,564	4241 Maywood	19	3,080,000	162,105
2165 Oxford (TH)	8	2,230,000	278,750	Total	484	89,083,288	184,056
107 East Broadway	48	4,500,000	93,750	Coquitlam			
1184 Victoria	6	1,340,000	223,333	1015 Howie	68	5,900,000	86,765
Total	483	68,885,000	142,619	655 North Road (DS)	52	17,100,000	152,679
				515 Foster (DS)	60		
Vancouver (Kitsilano)				Total	180	23,000,000	127,778
2011 York	10	3,400,000	340,000	Langley			
2425 W. Broadway	9	2,190,000	243,333	20672 Eastleigh	28	2,958,000	105,643
2265 W. 3rd Ave	22	5,630,000	255,909	5521 203rd St (ST)	18	3,160,000	175,556
2854-64 W. 4th Ave (DS) 2 Bldgs	14	4,976,000	355,429	20159 88th Ave (ST)	91	18,800,000	206,593
2324 W. Broadway	6	1,875,000	312,500	Total	137	24,918,000	181,883
2842 W. 4th Ave (DS)	9	3,050,000	338,889	Maple Ridge			
* 1875 W. 7th Ave	39	9,300,000	238,462	11872 Laity	12	1,237,500	103,125
1996 Trutch	11	3,450,000	313,636	11682 224th	21	1,430,000	68,095
1996 Trutch	8	3,180,000	397,500	Total	33	2,667,500	80,833
2460 Trafalgar (ST)	26	12,200,000	469,231	New Westminster			
2230 Cornwall	6	4,500,000	750,000	315 Agnes	42	4,560,000	108,571
2880 W 4th (ST)	13	6,450,000	496,154	430 11th St	35	3,795,000	108,429
1955 Trafalgar (ST)	13	6,360,000	489,231	515 Ninth St	47	5,200,000	110,638
1615 Vine St	17	5,150,000	302,941	520 Tenth	50	5,500,000	110,000
Total	203	71,711,000	353,256	427-429 Eighth (2 buildings)	29	3,650,000	125,862
Vancouver (Marpole)				1116 Hamilton (EST)	42	4,875,000	116,071
8675 Fremlin	18	2,510,000	139,444	810 St. Andrews (HR) (EST)	117	16,500,555	141,030
8781 Granville	8	1,375,000	171,875	333 10th Street	41	4,250,000	103,659
8580 Oak	17	2,650,000	155,882	* 706 Queens St (HR)	112	14,975,000	133,705
8676 Oak	8	1,445,000	180,625	321 Hospital St	37	3,250,000	87,838
1396 W. 71st Ave	6	1,550,200	258,367	414 Royal (DS)	29	2,200,000	75,862
8638 Hudson	10	1,775,000	177,500	422 Royal (DS)	22	2,300,000	104,545
Total	67	11,305,200	168,734	735 Camarvon (HR)	72	10,250,000	142,361
Vancouver (S Granville)				441 Ninth	12	1,710,000	142,500
4141 Oak	12	2,160,000	180,000	Total	687	83,015,555	120,838
1255 W. 12th Ave	9	2,100,000	233,333	North Vancouver			
1175 W. 11th Ave	11	2,775,000	252,273	130 W. 5th St	48	7,575,000	157,813
3075 Willow	8	3,600,000	450,000	* 531 Lonsdale (TH)	15	2,730,000	182,000
2208 Alder (DS)	8	1,900,000	237,500	216 E. 12th St	13	2,598,000	199,846
* 1995 W. 19th Ave	10	4,630,000	463,000	260 E. 12th St	60	9,000,000	150,000
1255 W. 12th Ave	10	4,500,000	450,000	* 372 E. 3rd St	16	2,975,000	185,938
Total	68	21,665,000	318,603	1445 Chesterfield	51	7,900,000	154,902
Vancouver (West End)				123 E. 3rd St	7	1,635,000	233,571
1310 Burnaby	28	5,150,000	183,929	220 E. 12th St	11	2,240,000	203,636
935 Jervis	19	5,935,000	312,368	Total	221	36,653,000	165,851
1169 Pacific	23	3,950,000	171,739	Port Coquitlam			
2035 Barclay (HR)	28	8,500,000	303,571	2066 Coquitlam	12	1,400,000	116,667
1436 Pendrell	13	3,688,000	283,692	3035 Coast Meridian	6	793,000	132,167
* 1414 Davie (HR)	36	7,800,000	216,667	2110 Rowland St (TH)	36	3,790,000	105,278
1549 Barclay St	21	3,865,000	184,048	Total	54	5,983,000	110,796
1020 Chilco	6	2,010,000	335,000	Richmond			
1937 Pendrell (HR)	37	13,500,000	364,865	11671-11675 7th Ave	258	44,000,000	170,543
1873 Nelson (MR)	42	10,080,000	240,000	Surrey			
1436 Pendrell	14	4,350,000	310,714	12730 66th	53	12,200,000	230,189
Total	267	68,828,000	257,783	10425 150th	110	10,950,000	99,545
Cambie & Marine				Total	163	23,150,000	142,025
445 SW. Marine (DS) (TH)	70	23,750,000	339,286	White Rock			
				1340 Fir St	10	1,280,000	128,000
				15501 Marine Drive	8	1,040,000	130,000
				Total	18	2,320,000	128,889

* SOLD BY THE GOODMAN TEAM

The sale information provided is a general guide only. There are numerous variables to be considered such as:

- 1) Suite Mix
- 2) Rents/sq. ft.
- 3) Net Leaseable Area
- 4) Buildings' Age and Condition
- 5) Location
- 6) Frame or High Rise
- 7) Strata vs. Non-Strata
- 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