IT’S KIND OF A BIG DEAL
FROM 1983 TO 2013
FOR 30 YEARS THE GOODMAN REPORT HAS BEEN RESEARCHING AND REPORTING ON THE MULTI-FAMILY RENTAL MARKET

IT’S NO WONDER WE’RE PUTTING TOGETHER SOME OF THE BIGGEST INVESTMENT DEALS IN GREATER VANCOUVER

David and Mark Goodman are widely recognized as apartment experts on top of the latest industry trends, market shifts and inside information. They are sought out for their opinions on the rental apartment market by the local, provincial and national media. They are frequently quoted and their research cited in The Vancouver Sun, National Post, The Globe and Mail, Business in Vancouver, Western Investor, BC Apartment Owners Magazine and various other publications.

$2B+ 500+ 200 53
SALES VOLUME TRANSACTIONS MEDIA ARTICLES YEARS OF COMBINED EXPERIENCE
OUR CURRENT OFFERING
TWIN LAKES LUXURY RENTAL TOWNHOUSE COMPLEX NORTH VANCOUVER

PRICE
$27,950,000

UNITS
57

NET RENTABLE AREA IN SQ. FT.
73,050

LOT SIZE IN ACRES
9.42

NET OPERATING INCOME
$1,222,606
TWIN LAKES

3701 Princess Avenue
North Vancouver
Luxury Townhouse Complex
57 Units
$27,950,000
4.4% Cap Rate

In a stunning West Coast setting surrounded by mature evergreens and meandering pathways, you’ll find Twin Lakes—a rarely available and extensively upgraded 7-building townhouse rental complex improved on a 9.42 acre site featuring 57 units. The project comprises approximately 73,050 net leasable sq. ft. and consists of two and three bedroom townhomes located in the Upper Lonsdale neighbourhood at the District of North Vancouver. The property contains two lakes in the northwest portion of the property, which are connected by Hastings Creek.

Summary
- Price: $27,950,000
- Units: 57
- Stories: 2
- Net Rentable Area: 73,050 sq. ft.
- Price/Unit: $490,351
- Cap Rate: 4.4%
- GIM: 16.1
- Year Built: 1971 (Renovated 2013)
- Lot Size: 9.42 acres
- Zoning: RM-5 (6 units per acre)
- PID: 007-965-923
- Legal Description: Lot A Block A Plan 14007 DL 787, 799 and 802, NWG 1 Land District

Suite Mix

<table>
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<tr>
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<th>NO. UNITS</th>
<th>AVG. SQ. FT</th>
<th>AVG. RENT</th>
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<tr>
<td>Two Bedroom TH</td>
<td>13</td>
<td>1,050</td>
<td>$2,219</td>
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<tr>
<td>Three Bedroom TH</td>
<td>44</td>
<td>1,350</td>
<td>$2,627</td>
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Financial Summary

- Financing: Treat as clear title
- Taxes 2013: $76,341.25

2013 PROFORMA
- Gross Income: $1,733,280
- Operating Expenses: $76,000
- Net Operating Income: $1,222,606

View a detailed information package online at www.goodmanreport.com

Twin Lakes is a community with an abundance of natural and urban amenities. The shops of Lynn Valley Town Centre and Upper Lonsdale, neighbourhood cafes, grocery stores and great restaurants are within close proximity. Carisbrooke Elementary School and the sought-after Argyle Secondary School offering French immersion are within walking distance. Nestled perfectly between Grouse and Seymour Mountains and just across the street from Princess Park with easy access to the North Shore trails.
HOW WE DO IT

The Goodman team aggressively seeks new ways of marketing properties, publishing information through new channels and perfecting the process of buying and selling real estate.

Marketing your property is the cornerstone of our business and the key element to our mutual success. Our considered approach and well-developed process leads to outstanding results for our clients on a consistent basis. With over $2 billion in sales volume and 500+ transactions since 1983, we have developed an intelligent and efficient global marketing program which ensures a successful transaction to a qualified investor. The core of our marketing campaign involves:

Traditional Advertising

400,000+
Newspaper and magazine readership across Canada viewing Goodman listings

Trade Shows & Seminars

2,000+
Number of attendees per year including Goodman as keynote speaker

Telephone Contact & Personal Meetings

We are strong believers in growing and maintaining relationships with the personal touch

Digital Advertising

250,000
Impressions per month from advertisements placed on goodmanreport.com, hqservices.com, MLS, Google advertising and other industry websites

Email Broadcast

50,000
Number of worldwide recipients of The Goodman Report

The Goodman Report Newsletter

10,000
Number of recipients receiving hardcopy report and investment offerings by traditional mail

goodmanreport.com

9,000
Unique visitors per month

Social Media

1,500
Twitter, Facebook, and LinkedIn followers
The Goodmans have specialized in the marketing and sale of over 500 apartment buildings and development sites. Clients include local owners, offshore families and institutional investors. Additionally, they’ve sold a number of prominent multi-family development sites and commercial properties.

### Notable Development Site Transactions

- **South Granville Development Site**
  - 1300 Block West 11th Avenue, Vancouver
  - Lot size: 350' x 125' (43,750 sq. ft.)
  - Zoning: RM-3
  - Sale Price: $12,000,000
  - Year: 2005

- **South Granville Development Site**
  - 1400 Block West 14th Avenue, Vancouver
  - Lot size: 325' x 125' (40,000 sq. ft.)
  - Zoning: RM-3
  - Sale Price: $17,800,000
  - Year: 2005

- **Metrotown Multi-Family Development Site**
  - 5977-5979 Wilson Avenue, Burnaby
  - Lot size: 14,884 sq. ft.
  - Zoning: RM-3
  - Sale Price: $6,900,000
  - Year: 2010

- **Richmond Development Site**
  - 2013 No. 3 Road, Richmond
  - Lot size: 41 acres
  - Zoning: High Density Commercial
  - Sale Price: $11,000,000
  - Year: 2005

- **Highgate Development Site**
  - (Originally Middleidge Mall)
  - 7159 Kingsway, Burnaby
  - Lot size: 9.8 acres
  - Zoning: High Density Commercial/Residential
  - Sale Price: $16,500,000
  - Year: 2001

### Developers we work with

- BlueSky Properties
- Bosa Properties
- Solara Development
- Pacific Arbour Retirement Communities
- Millennium Development
- Concert Pacific
- Mosaic Homes
- Intracorp
- Polygon Homes
- Mayfair Properties
- Wall Financial
- Intergulf Development Group
- South Street Development
- Wedgewood Ventures

### Notable Apartment Building Transactions

- **Fortune House**
  - 1001 Howe Street, Vancouver
  - 130 Residential & 8 Commercial Units
  - Sale Price: $30,000,000
  - Sale Date: 2006
  - Buyer: Wall Financial

- **Intracorp’s MC²**
  - Marine & Cambie, Vancouver
  - 110 Suites
  - Sale Price: $27,000,000
  - Sale Date: 2013
  - Buyer: Mayfair Properties

- **The Monterey**
  - 603 West 8th Avenue, Vancouver
  - 134 Units
  - Sale Price: $23,400,000
  - Sale Date: 2003

- **Dolphin Square**
  - 6880 Buswell Street, Richmond
  - 174 Units
  - Sale Price: $23,000,000
  - Sale Date: 2008
  - Buyer: CAP REIT

### 01 Forward Sales

**Intracorp’s MC²**
- Marine & Cambie, Vancouver
- Rental Project
- 110 Suites
- Ask: $30,000,000

**Units**
- 110

**Stories**
- 4 & 6

**Net Rentable Area**
- 59,022 sq. ft.

**Year Built**
- New Construction

**Sale Price**
- $27,000,000

**Sale Date**
- 2013

### 02 Development Sites

**Lynn Valley Multi-Family Development Site**
- 2517-2691 Mountain Highway, North Vancouver
- Units: 525 + 21 commercial
- Sale Price: $100,000,000

**Lot Size**
- 554' x 134' (74,578 sq. ft.)

**Zoning**
- Residential Medium Density

**Year Built**
- 2005

**Developer**
- Polygon Homes

**Sale Date**
- 2013

### 03 Apartment Buildings

**Lougheed Village**
- 9500 Erickson Drive, Burnaby
- 4-Tower Rental Project
- 528 Rental Units / 21 Commercial
- Ask: $100,000,000

**Units**
- 528

**Stories**
- 4

**Net Rentable Area**
- 375,000 sq. ft.

**Year Built**
- 2006

**Sale Price**
- $100,000,000

**Sale Date**
- 2013
Ready to work with the best in class? We focus on the one thing that matters most: getting you results. Call us today. Subscribe to the report at www.goodmanreport.com.