

Goodman
report:

Special Edition
30 Years of Publishing
The Goodman Report

**IT'S
KIND
OF A
BIG
DEAL**

FROM

19
83

TO

20
13

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+

SALES VOLUME

500+

TRANSACTIONS

200

MEDIA ARTICLES

53

YEARS OF COMBINED
EXPERIENCE

An aerial photograph of North Vancouver, British Columbia, showing a dense residential area with many houses and trees. In the background, the city of Vancouver is visible across the water, with its skyline and mountains. The entire image is overlaid with a semi-transparent blue filter.

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

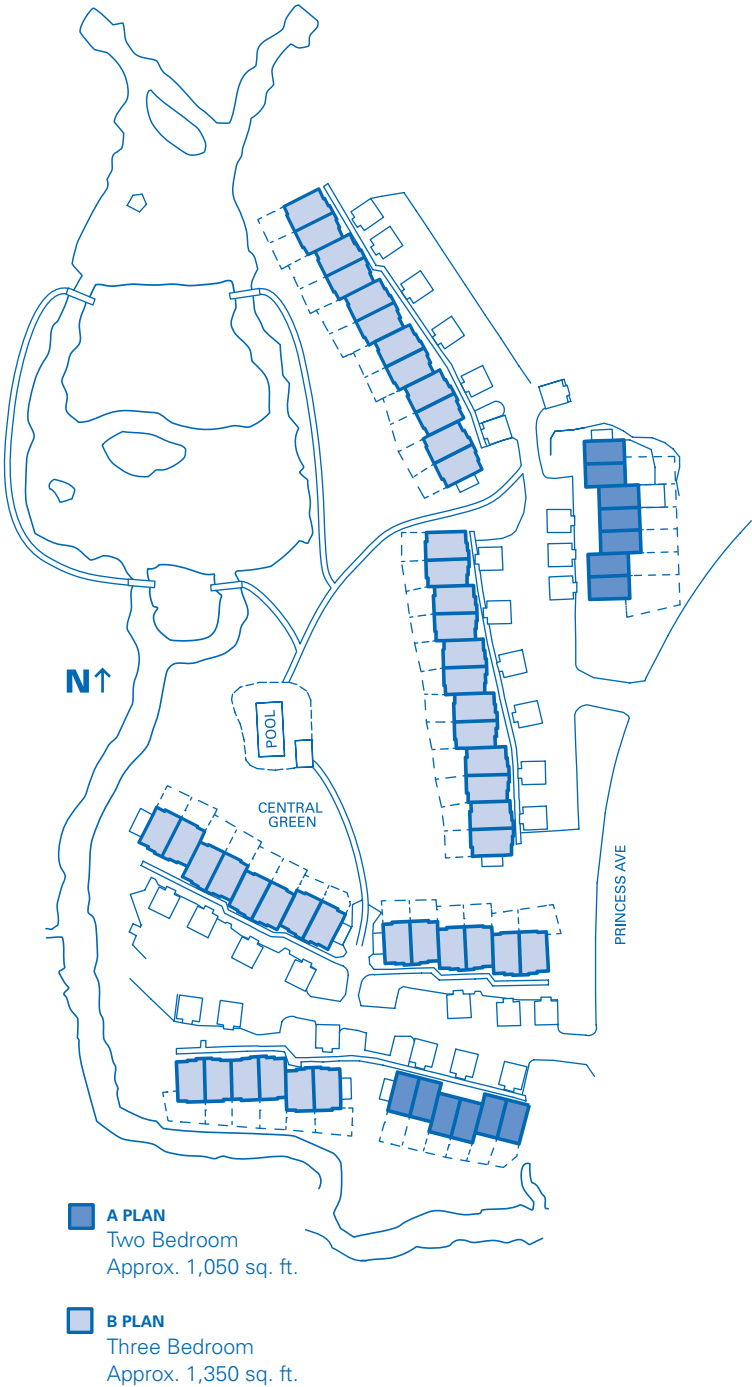
\$1,222,606

TWIN LAKES

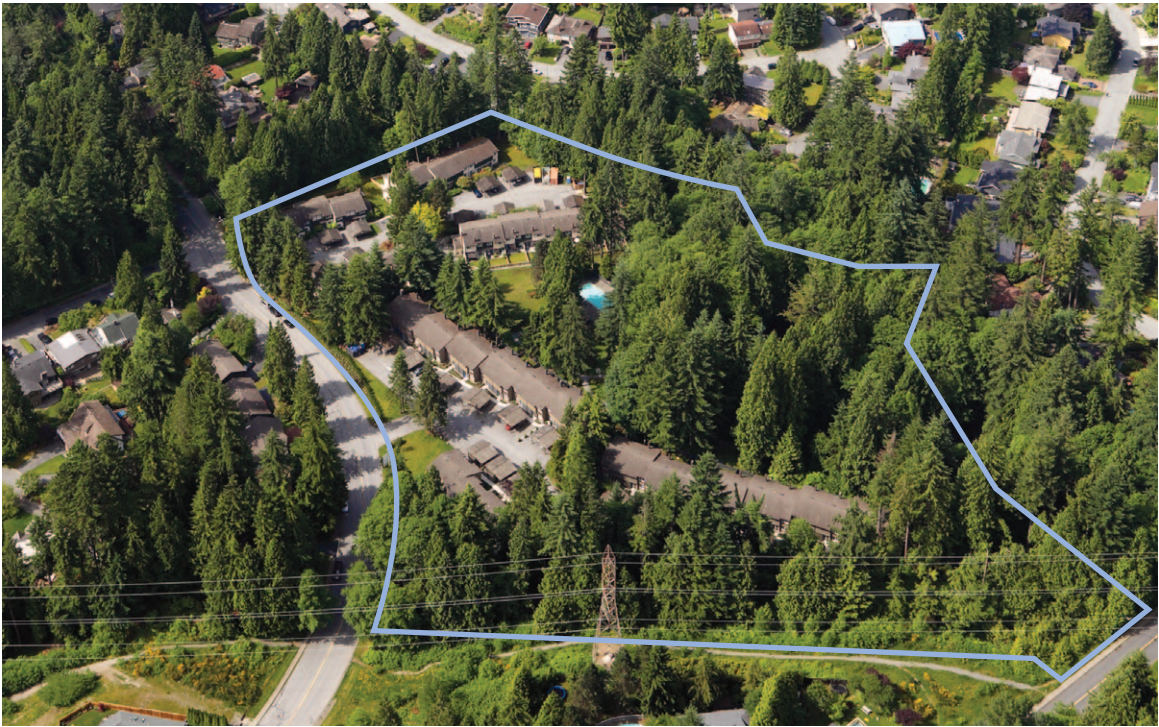
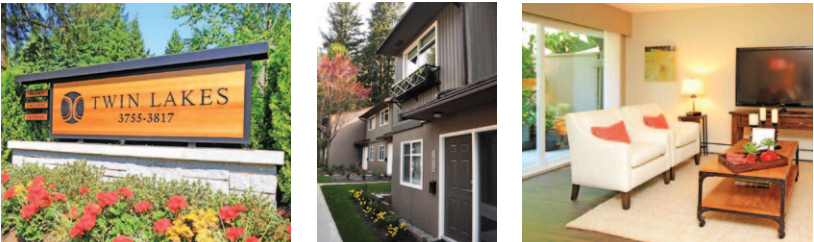
3701 Princess Avenue
North Vancouver
Luxury Townhouse Complex
57 Units
\$27,950,000
4.4% Cap Rate

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.



- Twin Lakes is a community with an abundance of natural and urban amenities. The shops of Lynn Valley Town Centre and Upper Lonsdale, neighbourhood cafés, 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.



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

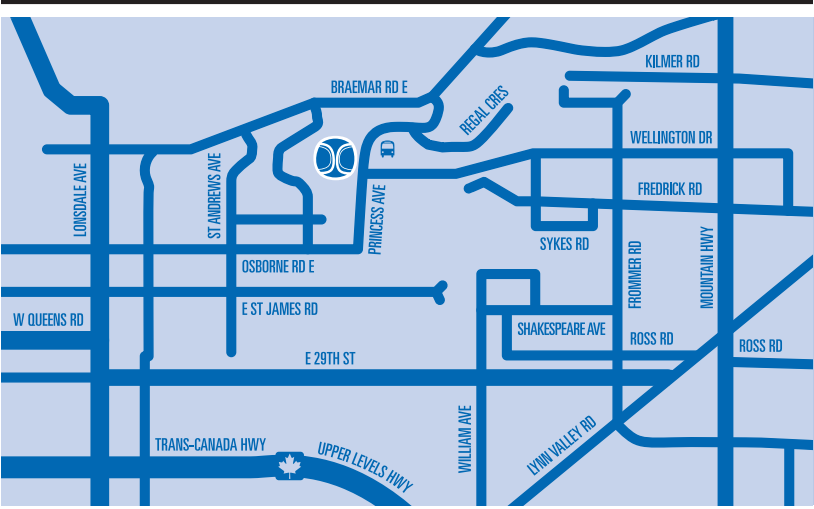
Suite Mix

	NO. UNITS	AVG. SQ. FT.	AVG. RENT
Two Bedroom TH	13	1,050	\$2,219
Three Bedroom TH	44	1,350	\$2,627

Financial Summary

Financing	Treat as clear title
Taxes 2013	\$76,341.25

2013 PROFORMA	
Gross Income	\$1,733,280
Vacancy (2%)	(34,666)
Effective Gross	\$1,698,614
Operating Expenses	(476,008)
Net Operating Income	\$1,222,606

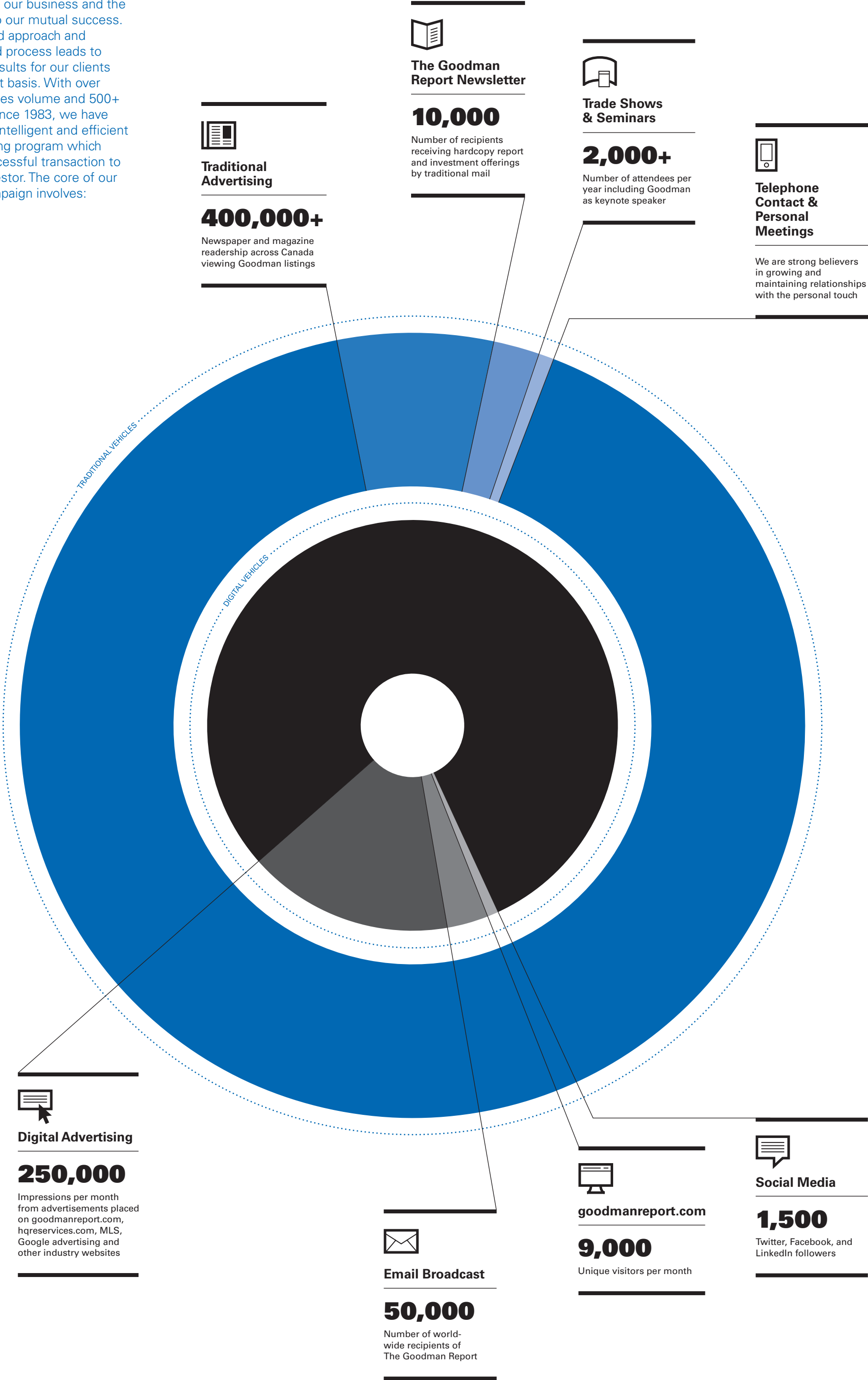


View a detailed information package online at www.goodmanreport.com

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:



BIG RESULTS

The Goodmans have specialized in the marketing and sale of over 500 apartment buildings and development sites. Clients include local owners, off-shore 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: 300’ x 125’ (37,500 sq. ft.)
Zoning: RM-3
Sale Price: \$12,000,000
Year: 2005

South Granville Development Site
1400 Block West 14th Avenue, Vancouver
Lot size: 225’ x 125’ (27,000 sq. ft.)
Zoning: RM-3
Sale Price: \$7,800,000
Year: 2006

Metrotown Multi-Family Development Site
5977-5979 Wilson Avenue, Burnaby
Lot size: 53,844 sq. ft.
Zoning: RM-3
Sale Price: \$8,200,000
Year: 2010

Richmond Development Site
3013 No. 3 Road, Richmond
Lot size: 4.5 acres
Zoning: High Density Commercial
Sale Price: \$11,000,000
Year: 2001

Highgate Development Site (Originally Middlegate Mall)
7155 Kingsway, Burnaby
Lot size: 9.9 acres
Zoning: High Density Commercial / Residential
Sale Price: \$18,500,000
Year: 2001

Developers we work with

- BlueSky Properties
- Bosa Properties
- Solterra Development
- Pacific Arbour Retirement Communities
- Millenium Development
- Concord Pacific
- Mosaic Homes
- Intracorp
- Polygon Homes
- Mayfair Properties
- Wall Financial
- Intergulf Development Group
- South Street Development
- Wedgwood Ventures

Notable Apartment Building Transactions

Fortune House
1010 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 Units
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

Lot size	554’ x 134’ (74,578 sq. ft.)
Zoning	Residential Medium Density
Sale Price	\$12,480,000
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	525 + 21 commercial
Stories	64 Total
Net Rentable Area	539,709 sq. ft.
Lot Size	7.5 acres
Zoning	CD (Comprehensive Development)
Year Built	1973
Sale Date	2012



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CELEBRATING 30 YEARS

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.

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Commercial