

The Goodman Report

FOR
APARTMENT
OWNERS

Apartment Building Sales Vancouver Lower Mainland January 1 to December 31, 2009

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ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT	ADDRESS	SUITES	\$ PRICE	\$ PER/UNIT
Vancouver (East Side)				Burnaby			
* 1510 E 4th Ave	16	2,600,000	162,500	* 7426 6th St	20	2,775,000	138,750
222 E 15th Ave	12	1,550,000	129,167	6822 Arcola	10	1,180,000	118,000
2144 Oxford St	18	2,200,000	122,222	6433 McKay	36	4,700,000	130,556
868 E 6th Ave	12	1,725,000	143,750	6712 McKay	28	4,275,000	152,679
830 E 6th Ave	12	1,700,000	141,667	* 6550 Nelson	57	5,835,000	102,368
203 E 6th Ave	19	3,450,000	181,579	3846 Sunset	14	1,773,173	126,655
618 Commercial Drive	15	1,700,000	113,333	6570 Burlington	48	5,865,000	122,188
3437 Kingsway	9	1,010,000	112,222	6580 Dunblane	10	1,420,000	142,000
Total	113	15,935,000	141,018	5978 Wilson	38	4,600,000	121,053
Vancouver (S Granville)				Total			
1745 W 12th Ave (SP)	47	9,275,000	197,340	5170 Hastings St	12	1,700,000	141,667
1578 W 11th Ave	16	2,885,000	180,313	6649 Sussex	10	1,438,000	143,800
* 1015 W 13th Ave	11	2,860,000	260,000	Total	283	35,561,173	125,658
1766 W 11th Ave	7	1,830,000	261,429	North Vancouver			
989 W 20th Ave	13	2,125,000	163,462	1630 Chesterfield	11	1,925,000	175,000
1346 W 13th Ave	14	2,618,000	187,000	* 1169 E 27th St (NC)	32	9,000,000	281,250
4141 Oak St	12	1,995,000	166,250	* 210 W 16th St	28	4,113,000	146,893
Total	120	23,588,000	196,567	225 E 13th St (SP)	47	6,400,000	136,170
Vancouver (Marpole)				Total			
8655 Laurel	18	2,385,000	132,500	135 E 19th St	23	3,338,000	145,130
825 SW Marine Dr	17	2,288,000	134,588	1621 St Georges	14	2,275,000	162,500
8655 Selkirk	32	3,700,000	115,625	* 1415 St Georges (ST HR)	72	10,850,000	150,694
1323 W 71st Ave (SP)	54	7,480,000	138,519	(incl 10 offices and 4 stores)			
1440 W 71st Ave	10	1,400,000	140,000	328 E 3rd St (SP)	42	6,000,000	142,857
* 8666 Heather St	23	2,437,500	105,978	Total	269	43,901,000	163,201
* 8669 Heather St	23	2,437,500	105,978	New Westminster			
1175 W 71st Ave	11	1,750,000	159,091	436 Ash St	14	1,315,000	93,929
1444 W 71st Ave	10	1,670,000	167,000	* 525 11th St (HR)	73	10,950,000	150,000
Total	198	25,548,000	129,030	* 634 Twelfth St	14	1,740,000	124,286
Vancouver (Kitsilano)				Total			
2355 W 1st Ave	17	4,000,000	235,294	217 Royal	19	2,250,000	118,421
2460 Trafalgar (ST)	23	9,179,000	399,087	1024-6 4th Ave	26	2,600,000	100,000
* 1622 Vine St	8	2,120,000	265,000	Total	146	18,855,000	129,144
Total	48	15,299,000	318,729	Coquitlam			
Vancouver (UBC, Kerrisdale, Oakridge)				Total			
5516 Dalhousie	11	3,500,000	318,182	1200 Howie	66	6,950,000	105,303
2275 W 39th Ave	10	2,530,000	253,000	1110 Howie	36	3,351,000	93,083
501 W 57th Ave (HR) Langara Gardens	621	157,000,000	252,818	535-555 Shaw Ave	111	11,970,000	107,838
Total	642	163,030,000	253,941	* 540-542 Rochester	132	14,500,000	109,848
Vancouver (West End)				Total			
2054 Comox	23	3,700,000	160,870	3091 Lincoln Ave (NC)	66	10,450,000	158,333
1111 Barclay St (HR)	111	14,700,000	132,432	Total	411	47,221,000	114,893
2033 Beach (HR)	36	11,368,000	315,778	Maple Ridge			
* 1075 Burnaby	20	3,325,000	166,250	22225 119th Ave	22	1,780,000	80,909
1355 Pendrell (HR)	103	19,057,480	185,024	White Rock			
1600 Beach (HR) Beach Towers	598	117,000,000	195,652	* 1580 Everall	57	7,300,000	128,070
1877 Haro	30	6,600,000	220,000	1250 Blackwood	26	4,325,000	166,346
855 Jervis (HR)	48	7,550,000	157,292	Total	83	11,625,000	140,060
Total	969	183,300,480	189,165	Langley			
* SOLD BY THE GOODMAN TEAM				Total			
				3100 268th St (TH)			
				38			
				4,100,000			
				107,895			
				Surrey			
				13619-49 Bentley			
				10965-75 136 St			
				11022-30 136 St			
				10030 137A (ST)			
				14840 105th			
				14881 104th			
				14831 104th			
				Total			
				373			
				31,090,000			
				83,351			
				West Vancouver			
				425 6th St (NC)			
				16			
				5,500,000			
				343,750			

(HR) Highrise
(TH) Townhouse
(ST) Strata
(DS) Development Site

(EST) Estimated Price
(SP) Share Purchase
(NC) New Construction.

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 leasable 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

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