

## Apartment Building Sales | Metro Vancouver

January 1, 2021 – June 1, 2021

| ADDRESS                            | SUITES               | PRICE (\$)       | AVG \$/UNIT  |
|------------------------------------|----------------------|------------------|--------------|
| <b>Vancouver (Eastside)</b>        |                      |                  |              |
| 566 E 44th (ST)                    | 30                   | \$10,500,000     | \$350,000    |
| 1383 E Broadway                    | 30                   | 11,250,000       | 375,000      |
| 1344 E 1st Ave                     | 30                   | 8,300,000        | 276,667      |
| 3080 E 54th Ave                    | 18                   | 6,200,000        | 344,444      |
| * 150 E 16th Ave                   | 27                   | 9,300,000        | 344,444      |
| 765 Victoria Dr                    | 14                   | 5,500,000        | 392,857      |
| 1522 E 3rd Ave (DS)                | 5                    | 2,900,000        | 580,000      |
| 3795 Commercial St                 | 9                    | TBA              | TBA          |
| 837 E Broadway (ST)                | 12                   | TBA              | TBA          |
| 229 E 13th Ave                     | 25                   | 8,218,000        | 328,720      |
| 550 E 6th Ave                      | 6                    | 2,150,000        | 358,333      |
| <b>206</b>                         | <b>TBA</b>           | <b>TBA</b>       | <b>TBA</b>   |
| <b>Vancouver (Kerrisdale)</b>      |                      |                  |              |
| 5815 Yew St (HR)                   | 83                   | \$50,000,000     | \$602,410    |
| 5940 Balsam St                     | 18                   | 7,000,000        | 388,889      |
| 5950 E Blvd                        | 10                   | TBA              | TBA          |
| <b>111</b>                         | <b>TBA</b>           | <b>TBA</b>       | <b>TBA</b>   |
| <b>Vancouver (Kitsilano)</b>       |                      |                  |              |
| 4640 W 10th Ave                    | 14                   | \$7,250,000      | \$517,857    |
| 2280 W 6th Ave (SP)                | 43                   | 17,051,724       | 396,552      |
| 2040 York Ave (SP)                 | 54                   | 21,413,793       | 396,552      |
| 1968 W 2nd Ave                     | 24                   | 13,500,000       | 562,500      |
| 2035 W 5th Ave                     | 9                    | 4,000,000        | 444,444      |
| 1977 W 3rd Ave                     | 16                   | 7,350,000        | 459,375      |
| 1540 Yew St                        | 10                   | 4,525,000        | 452,500      |
| * 2012 Cornwall Ave                | 20                   | 10,075,000       | 503,750      |
| 3670 W 5th Ave                     | 25                   | 11,500,000       | 460,000      |
| 2155 W 7th Ave                     | 20                   | TBA              | TBA          |
| <b>235</b>                         | <b>TBA</b>           | <b>TBA</b>       | <b>TBA</b>   |
| <b>Vancouver (South Granville)</b> |                      |                  |              |
| 1326 W 13th Ave (MR)               | 30                   | 16,185,000       | 539,500      |
| 1355 W 14th Ave (MR)               | 28                   | 17,000,000       | 607,143      |
| 1003 Wolfe Ave                     | 6                    | 3,200,000        | 533,333      |
| 3075 Willow St (TH)                | 8                    | 7,088,000        | 886,000      |
| 1364 W 11th Ave                    | 30                   | TBA              | TBA          |
| 1107 W 14th Ave                    | 32                   | TBA              | TBA          |
| 1766 W 11th Ave (ST)               | 7                    | 3,760,000        | 537,143      |
| 1366 W 12th Ave                    | 30                   | 14,600,000       | 486,667      |
| <b>171</b>                         | <b>TBA</b>           | <b>TBA</b>       | <b>TBA</b>   |
| <b>Vancouver (Marpole)</b>         |                      |                  |              |
| 1383 E Broadway                    | 30                   | TBA              | TBA          |
| * 8755 Laurel Ave                  | 33                   | 10,500,000       | 318,182      |
| 8675 French                        | 72                   | 29,000,000       | 402,778      |
| 8740 Cartier St (SP)               | 35                   | 13,879,310       | 396,552      |
| 8790 Cartier St (SP)               | 35                   | 13,879,310       | 396,552      |
| 1373 W 73rd Ave (SP)               | 36                   | 14,275,862       | 396,552      |
| 8582 Cartier St                    | 10                   | 3,650,000        | 365,000      |
| 8726 Hudson St                     | 10                   | 4,350,000        | 435,000      |
| 8735 Selkirk St                    | 22                   | 8,100,000        | 368,182      |
| 8777 Montcalm St                   | 19                   | 6,880,000        | 362,105      |
| 8707 Montcalm St                   | 16                   | 6,150,000        | 384,375      |
| 8740 Selkirk St                    | 27                   | 8,880,000        | 328,889      |
| 8692 French St                     | 6                    | 3,350,000        | 558,333      |
| 8656 Montcalm St                   | 11                   | 4,150,000        | 377,273      |
| <b>362</b>                         | <b>\$127,044,482</b> | <b>\$350,952</b> |              |
| <b>Vancouver (West End)</b>        |                      |                  |              |
| 1537 Burnaby St (SP)               | 24                   | \$13,000,000     | \$541,667    |
| * 1435 Pendrell St (SP)            | 21                   | 8,375,000        | 398,810      |
| 1955 Nelson St (DS)                | 11                   | 6,387,500        | 580,682      |
| 1885 Barclay St                    | 41                   | 22,100,000       | 539,024      |
| 1924 Barclay St (HR)               | 42                   | 22,750,000       | 541,667      |
| 1580 Haro St (MR)                  | 61                   | 32,000,000       | 524,590      |
| 855 Jervis (MR)                    | 48                   | 25,265,000       | 526,354      |
| 1270 Nicola (MR)                   | 37                   | 17,950,000       | 485,135      |
| 1461 Harwood St (MR)               | 38                   | 22,500,000       | 592,105      |
| * 1623 Haro St                     | 24                   | 10,000,000       | 416,667      |
| 2035 Barclay St (SP)               | 28                   | 15,200,000       | 542,857      |
| * 1869 Comox St                    | 86                   | 40,800,000       | 474,419      |
| 1249 Granville St (ST, MU)         | 47                   | TBA              | TBA          |
| 2054 Comox St                      | 23                   | 10,800,000       | 469,565      |
| 1825 Haro St (HR)                  | 90                   | TBA              | TBA          |
| * 1011 Beach Ave (SP, HR, IF)      | 220                  | Confidential     | Confidential |
| 1155 Beach Ave (HR)                | 151                  | TBA              | TBA          |
| * 1160 Broughton St (HR)           | 75                   | 29,750,000       | 396,667      |
| <b>1067</b>                        | <b>TBA</b>           | <b>TBA</b>       | <b>TBA</b>   |

| ADDRESS                        | SUITES              | PRICE (\$)          | AVG \$/UNIT      |
|--------------------------------|---------------------|---------------------|------------------|
| <b>Burnaby</b>                 |                     |                     |                  |
| 6660 Telford Ave               | 47                  | \$14,700,000        | \$312,766        |
| 6649 Burlington Ave (DS)       | 8                   | 3,800,000           | 475,000          |
| 6868 Arcola St                 | 7                   | 1,655,000           | 236,429          |
| 4424 Pender St                 | 29                  | 9,694,000           | 334,276          |
| 366 Howard Ave                 | 45                  | 12,375,000          | 275,000          |
| * 4651 & 4663 Hastings St (MU) | 13                  | 6,750,000           | 519,231          |
| <b>149</b>                     | <b>\$48,974,000</b> | <b>\$328,685</b>    |                  |
| <b>Coquitlam</b>               |                     |                     |                  |
| 1160 Inlet St (DS, TH, ST)     | <b>36</b>           | <b>\$34,551,360</b> | <b>\$959,760</b> |
| <b>Delta</b>                   |                     |                     |                  |
| 8507 120th St (DS)             | <b>70</b>           | <b>TBA</b>          | <b>TBA</b>       |
| <b>Langley</b>                 |                     |                     |                  |
| 20709 Eastleigh Cres (DS, TH)  | <b>7</b>            | <b>\$4,100,000</b>  | <b>\$585,714</b> |
| <b>Mission</b>                 |                     |                     |                  |
| ** 7365 Alder St               | <b>8</b>            | <b>\$1,400,000</b>  | <b>\$175,000</b> |
| <b>New Westminster</b>         |                     |                     |                  |
| 818 Twelfth St (MU)            | 7                   | \$3,950,000         | \$564,286        |
| 723 Twelfth St (MU)            | 20                  | TBA                 | TBA              |
| 65 First St (ST, DS)           | 61                  | 22,735,920          | 372,720          |
| <b>88</b>                      | <b>TBA</b>          | <b>TBA</b>          | <b>TBA</b>       |
| <b>North Vancouver</b>         |                     |                     |                  |
| 1629 St Georges Ave            | 22                  | \$10,800,000        | \$490,909        |
| 215 E 16th St (DS)             | 25                  | 10,750,000          | 430,000          |
| 235 E 16th St (DS)             | 17                  | 19,700,000          | 562,857          |
| 1540 St. Georges Ave (DS)      | 18                  |                     |                  |
| 154 E 18th St (NC, HR, SP)     | 96                  | TBA                 | TBA              |
| 143 E 21st St (NC, MR, SP)     | 99                  | TBA                 | TBA              |
| 145 E 4th St (DS)              | 11                  | 9,600,000           | 436,364          |
| 153 E 4th St (DS)              | 11                  |                     |                  |
| 2832 Capilano Rd (ST)          | 14                  | 9,500,000           | 678,571          |
| 165 E 19th St                  | 14                  | 5,700,000           | 407,143          |
| <b>327</b>                     | <b>TBA</b>          | <b>TBA</b>          | <b>TBA</b>       |
| <b>Richmond</b>                |                     |                     |                  |
| * 14000 & 14088 Riverport Way  | <b>135</b>          | <b>\$45,465,000</b> | <b>336,778</b>   |
| <b>West Vancouver</b>          |                     |                     |                  |
| 425 6th St (SP)                | 16                  | \$11,880,000        | \$742,500        |
| 2025 Bellevue Ave (MR)         | 42                  | 24,500,000          | 583,333          |
| <b>58</b>                      | <b>\$36,380,000</b> | <b>\$627,241</b>    |                  |
| <b>White Rock</b>              |                     |                     |                  |
| 1455 Fir St                    | 58                  | \$12,800,000        | \$220,690        |
| 15281 Royal Ave                | 21                  | TBA                 | TBA              |
| <b>79</b>                      | <b>TBA</b>          | <b>TBA</b>          | <b>TBA</b>       |

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

- 1) Suite mix
- 2) Rent/SF
- 3) Rent leasable area
- 4) Buildings' age and condition
- 5) Location
- 6) Frame or highrise
- 7) Strata vs. non-strata
- 8) Land value (development site)
- 9) Special financing

- (HR) Highrise  
(MR) Midrise  
(TH) Townhouse  
(ST) Strata  
(DS) Development site  
(EST) Estimated price  
(SP) Share purchase  
(NC) New construction  
(MU) Mixed-use  
(CO) Co-op  
(TR) Trade  
(RH) Rooming house  
(IF) Infill

\* Sold by The Goodman Team

\*\* December 2020 sale