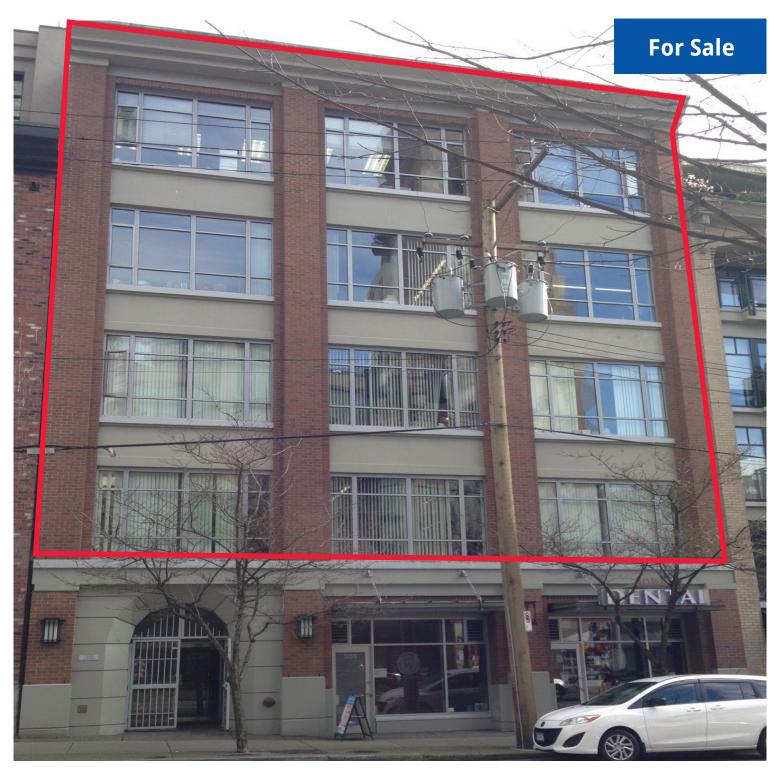
### Goodman report:

#### MODERN STRATA OFFICE INVESTMENT OPPORTUNITY IN YALETOWN 1250 HOMER STREET, VANCOUVER



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Commercial

#### MODERN STRATA OFFICE INVESTMENT OPPORTUNITY IN YALETOWN

## **Building Highlights**

- Constructed in 2002
- 1 block from the Yaletown Skytrain Station
- · Four complete separate strata titled office floors -100% leased
- Each floor can accommodate multiple tenants
- · 11-foot ceilings on each floor
- · Fully air conditioned and sprinklered
- · Common men and womens' shower facilities
- Reinforced concrete construction
- Roof top deck
- Bike storage
- 27 parking stalls
- Generous contingency reserve fund

# **Financial Highlights**

Current Net Operating Income (2015)

Building:	\$556,750	
Parking:	\$60,000	
Total:	\$616,750	

Tenants' are charged a management fee of 5.00% of net rent which is currently \$40,735.

# Legal Description

Strata Lots 10, 11, 12 and 13 Strata Plan BCS106 District Lot 541

#### PIDs

025-498-959, 025-498-967, 025-498-975, 025-498-983

#### Rentable Area

21,560 sq. ft.

## Zoning

HA-3, Yaletown Historical District Area

## Property Taxes (2014)

\$128,231.69

#### Tenants

- Peregrine Diamonds Ltd.
- Spring Advertising Ltd.
- Flycow Games Ltd.
- Kirk & Co. Consulting Ltd.
- Clean Balance Power Inc.
- Wertz Media Ventures Inc.
- RGP Law Group Inc.
- Sales Talent Agency Inc.
- Yaletown Financial Management Inc.

#### Financing

Title will be provided free and clear of financing

## Net Operating Income

\$657,485 management fee included

# Asking Price

\$18,000,000

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