

The Newsletter for Apartment Owners since 1983

Property update September 2016



Downtown Vancouver; 1970s

Goodman:

September 2016

We are pleased to enclose our latest listings and sales throughout Greater Vancouver. We've been extremely active on many fronts, from wood-frame rental apartment buildings and mixed-use commercial properties to large apartment portfolios and development sites. So far this year, we've sold 24 properties worth over \$300,000,000 in volume. Visit our website for further details at www.goodmanreport.com.

Vancouver's commercial real estate market, and in particular, the multi-family sector continues to show very strong upward movement in both sales volume and values. In the first 8 months this year, there have been a total of 145 transactions – up 44% over 2015's 101 sales for the same time period. Total dollar volume is recorded at just over \$1.3 billion so far, a staggering 93% increase over last year for the same time frame! These latest numbers graphically demonstrate no let-up in market demand as investors strive to gain a foothold in our highly competitive environment.

What are the main investment drivers for our multi-family market? The usual suspects continue to be the infusion of off-shore investor money, the highly regarded world-wide allure of Vancouver, high immigration levels, a weak Canadian dollar, a chronic shortage of affordable accommodation, well-documented difficulties in developing new rental stock and ground-hugging interest rates.

As for the new 15% tax imposed on foreign buyers in Greater Vancouver for residential property, yes, it does also include multi-family rental buildings. Our opinion is that this tax will not negatively impact the value of one's apartment building. Most buyers are local or permanent residents.

If you haven't already, we invite you to subscribe to the Goodman Report newsletter online at www.goodmanreport.com. Dedicated to Greater Vancouver apartment owners, the Goodman Report is conveniently emailed to you monthly. Today's fast-paced business environment requires apartment owners to protect their investments by receiving intelligent, concise and timely information. Our electronic update summarizes key industry news events, market talk, sales data and our recent property listings. Don't worry, we do not spam-all information is kept in strict confidence and you can unsubscribe at any time.

Lastly, would you consider selling your apartment building? There is extreme demand for apartment investments throughout Greater Vancouver. We would be happy to discuss the potential sale of your building and provide a nocost, no-obligation opinion of value.

Sincerely,

David Joodman

David Goodman, Principal

Mark Goodman, Principal

Jagp

Cynthia Jagger, Senior Broker



MERIDIAN 5363 & 5393 201 STREET, LANGLEY

Units	114	Cap rate	4.02%
Year built	New construction	Net rentable area	101,384 SF

ASKING \$47,500,000

A rare opportunity to own a brand new luxury purpose-built rental apartment and townhouse project in the heart of the City of Langley.

Known as Meridian, the apartment complex features a 5 storey 90-suite apartment building and is scheduled for completion in January, 2017. The townhouse complex features 24 three-level homes for a total of 114 rental suites and is scheduled for completion in September 2017.



MIXED-USE INVESTMENT 3618 EAST HASTINGS STREET, VANCOUVER

Units	8 residential un	8 residential units & 1 CRU			
Storeys	3	3 Cap rate 2.6%			
Year Built	1980 Zoning C-2C				
Lot Size	65.38' x 101.93'	(6,664 SF)			

ASKING \$5,788,000

3816 E. Hastings is a well maintained and operated mixed-use commercial/residential property in the popular Hastings corridor. The building is located on the Vancouver side of Boundary Road on a C-2C site with potential for a 3.0 FSR. Commercial ground floor space is fully leased as are the 8 twobedroom apartment units above, 7 of which have been fully renovated to a high standard.

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THE KALEDEN 1015 WEST 13TH AVENUE, VANCOUVER

Units	11	Cap rate	2.4%
Price/unit	\$595,000	Year built	1950
Year built	1950	Net rentable area	9,119 SF

ASKING \$6,545,000

The Kaleden is an exceptionally well maintained and extensively renovated wood-frame walkup rental apartment building. Situated on the northwest corner of West 13th Avenue and Oak Street in the highly coveted South Granville neighbourhood. Despite the building having undergone major upgrades, the rents are significantly under market. Excellent suite mix comprising 8 two-bedrooms and 3 one-bedrooms.



GRANDVIEW-WOODLAND EAST 11TH AVENUE & VICTORIA DRIVE, VANCOUVER

Lot Size	27,648 SF	Zoning	RM-4
FSR	3.6 (new OCP)	Price/SF buildable	\$141

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SOLD \$14,000,000

Rare high-exposure Vancouver Eastside multifamily redevelopment site with holding income. The subject property is located in the Grandview-Woodland neighbourhood and encompasses 9 properties along the 1800-block of East 11th Avenue and the 2600-block of Victoria Drive made up of 7 single-family homes and 2 strata duplex units with a combined site size of 27,648 sf. Under the new Grandview-Woodland community plan, the site has been approved for a 3.6 FSR, which equates to 99,533 sq. ft. buildable, of which 50% is designated secured market rental.



CRESWELL APARTMENTS 1455 WEST 8TH AVENUE, VANCOUVER

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Units	25	Cap rate	1.61%
Price/unit	\$370,000	Year built	1912
Lot size	50' x 120' (6,000 SF)	Zoning	C-3A Commercial

ASKING \$9,250,000

Creswell Apartments represents an exceptional opportunity to purchase a 25-suite, 104-year-old rental apartment building on a C-3A zoned site in the Burrard Slopes area of Vancouver. This is a unique offering with original details including hardwood flooring, crown moldings and façade. Situated on the north side of W. 8th, between Granville and Hemlock Streets, this character building features a suite mix comprising 3 bachelor, 18 one-bedroom and 3 two-bedroom suites.

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BOLE APARTMENTS 46155 BOLE AVENUE, CHILLIWACK

Units	48	Cap rate	3.8%
Price/unit	\$88,542	Year built	1977
Net rentable area	31,863 SF	Lot size	28,274 SF

ASKING \$4,250,000

Bole Apartments is a well maintained large scale rental apartment building featuring 48 wellappointed suites. Situated on the southeast corner of Bole Avenue and Victor Street in Chilliwack, this property has an excellent suite mix comprising 12 two-bedrooms, 33 one-bedrooms and 3 bachelor suites. Rents significantly below market.



SOUTHVIEW GARDENS 3240 EAST 58TH AVENUE, VANCOUVER

Lot Size	286,450 SF	Zoning	CD-1
	(6.58 acres)	Year Built	1973
Units	140	NOI	\$1,417,109

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CALL FOR PRICE

A rare large-scale 6.58-acre potential rental/ condominium redevelopment opportunity in East Vancouver's Champlain Heights neighbourhood.

Improved with a well-maintained cash-flowing 16-building rental complex featuring 140 townhouse & apartment units.

Capitalize on extreme demand for new market and rental housing in an established neighbourhood only two blocks to Champlain Mall.



RAMADA PLAZA 36035 NORTH PARALLEL ROAD, ABBOTSFORD

SOLD \$11,500,000

Full service hotel & conference centre with 116 guest rooms Improved on a 3.57-acre site along North Parallel Road



GLEN APARTMENTS 8685 OLSER STREET, VANCOUVER

ASKING \$4,350,000

Well maintained 13-suite apartment building in Marpole Improved on a large 10,008 SF corner lot



VILLA ROSE-MARIE 2475 WEST 1ST AVENUE, VANCOUVER

SOLD \$6,050,000

Three-storey plus penthouse-level 12-suite apartment Prime Kitsilano view property



COMMERCIAL DRIVE 1122 COMMERCIAL DRIVE, VANCOUVER

SOLD \$3,120,000

Mixed-use investment property on Commercial Drive 4 residential units and 2 commercial units



SOUTH GRANVILLE 1557 WEST 12TH AVENUE, VANCOUVER

SOLD \$7,000,000

10-suite totally renovated rental apartment building South Granville neighbourhood



418 APARTMENTS 418 EAST 44TH AVENUE, VANCOUVER

SOLD \$4,950,000 Well-maintained 16-suite rental apartment building

Rare rental building in the Fraser/Main area

2016 APARTMENT BUILDING SALES: CITY OF VANCOUVER **JANUARY 1ST – SEPTEMBER 6TH**

Vancouver (Eastside) 396 E. 2nd Ave 53 206 E. 49th Ave (MU) 18 233 E. 14th Ave 54 7883 Knight St 13 938 E. Broadway 10 234 E. 14th Ave 22 234 E. 14th Ave 22 234 N. Templeton Dr (ST) 6 2381 Trinity St 12 234 S. 13th Ave 11 3528 E. Hastings St (MU) 9 53 E. 13th Ave 16 333 E. Broadway 11 117 E. 15th Ave 10 2154 Dundas St 18 4899 Quebec St 7 1122 Commercial Dr (MU) 10 * 1122 Commercial Dr (MU) 10 * 3240 E. 58th Ave 140 1837 Adanac St (TH) 7 1580–98 Kingsway (MU) 11 491 22 Vancouver (Kerrisdale) 22 5615 Dunbar St (ST, MU) 10 6346 E. Boulevard (DS) 11 6356 E. Boulevard (DS) 11 6356 E. Boulevard (DS)	\$12,680,000 5,100,000 TBA 2,588,000 2,780,000 2,750,000 2,750,000 3,100,000 3,200,000 4,600,000 4,600,000 3,200,000 4,500,000 2,103,000 2,250,000 2,475,000 3,150,000 TBA 3,150,000 TBA 3,150,000	\$239,245 283,333 TBA 199,846 278,000 359,091 341,667 229,167 418,182 344,444 400,000 309,375 TBA 250,000 116,833 321,429 247,500 520,000 258,621 250,000 TBA 450,000 354,545 TBA
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1727 William St 10 1122 Commercial Dr (MU) 6 1130 E. Broadway 29 1574 Kingsway (MU) 10 3240 E. 58th Ave 140 1837 Adanac St (TH) 7 1580–98 Kingsway (MU) 11 491 Vancouver (Kerrisdale) 2116 W. 39th Ave 10 2150 W. 39th Ave 10 2105 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 4520 Yew St 24 5343 Yew St 27 147 Vancouver (Kitsilano)	2,475,000 3,120,000 7,500,000 2,500,000 TBA 3,150,000 3,900,000 TBA	247,500 520,000 258,621 250,000 TBA 450,000 354,545 TBA \$416,667
1122 Commercial Dr (MU) 6 1130 E. Broadway 29 1574 Kingsway (MU) 10 3240 E. 58th Ave 140 1837 Adanac St (TH) 7 1580–98 Kingsway (MU) 11 491 7 Vancouver (Kerrisdale) 21 2116 W. 39th Ave 10 2105 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 147 Vancouver (Kitsilano)	3,120,000 7,500,000 2,500,000 TBA 3,150,000 3,900,000 TBA \$17,500,000	520,000 258,621 250,000 TBA 450,000 354,545 TBA \$416,667
1130 E. Broadway 29 1574 Kingsway (MU) 10 3240 E. 58th Ave 140 1837 Adanac St (TH) 7 1580–98 Kingsway (MU) 11 Vancouver (Kerrisdale) 2116 W. 39th Ave 2116 W. 39th Ave 10 2150 W. 39th Ave 32 2105 W. 47th Ave (DS) 22 2615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 Vancouver (Kitsilano)	7,500,000 2,500,000 TBA 3,150,000 3,900,000 TBA \$17,500,000	258,621 250,000 TBA 450,000 <u>354,545</u> TBA \$416,667
1574 Kingsway (MU) 10 3240 E. 58th Ave 140 1837 Adanac St (TH) 7 1580-98 Kingsway (MU) 11 491 Vancouver (Kerrisdale) 2116 W. 39th Ave 10 2150 W. 39th Ave 32 2155 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 Vancouver (Kitsilano)	2,500,000 TBA 3,150,000 3,900,000 TBA \$17,500,000	250,000 TBA 450,000 <u>354,545</u> TBA \$416,667
3240 E. 58th Ave 140 1837 Adanac St (TH) 7 1580–98 Kingsway (MU) 11 491 Vancouver (Kerrisdale) 2116 W. 39th Ave 10 2150 W. 39th Ave 10 2150 W. 39th Ave 10 2105 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 Tar Vancouver (Kitsilano)	TBA 3,150,000 3,900,000 TBA \$17,500,000	TBA 450,000 <u>354,545</u> TBA \$416,667
1837 Adanac St (TH) 7 1580-98 Kingsway (MU) 11 491 Vancouver (Kerrisdale) 2116 W. 39th Ave 10 2150 W. 39th Ave 12 2150 W. 39th Ave 10 6344 E. Boulevard (DS) 11 6356 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 Vancouver (Kitsilano)	3,150,000 3,900,000 TBA \$17,500,000	450,000 354,545 TBA \$416,667
1580–98 Kingsway (MU) 11 491 Vancouver (Kerrisdale) 2116 W. 39th Ave 10 2150 W. 39th Ave 32 2150 W. 39th Ave 10 22105 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 6336 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 147 Vancouver (Kitsilano)	3,900,000 TBA \$17,500,000	354,545 TBA \$416,667
491 Vancouver (Kerrisdale) 2116 W. 39th Ave 2150 W. 39th Ave 2105 W. 47th Ave (DS) 22105 W. 47th Ave (DS) 2615 Dunbar St (ST, MU) 6344 E. Boulevard (DS) 4620 Yew St 5343 Yew St 27 147 Vancouver (Kitsilano)	TBA \$17,500,000	TBA \$416,667
Vancouver (Kerrisdale) 2116 W. 39th Ave 2150 W. 39th Ave 2105 W. 47th Ave (DS) 2205 Schubar St (ST, MU) 6344 E. Boulevard (DS) 6356 E. Boulevard (DS) 4620 Yew St 5343 Yew St 27 147	\$17,500,000	\$416,667
2116 W. 39th Ave 10 2150 W. 39th Ave 32 2105 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 6356 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 Vancouver (Kitsilano)		
2 2150 W. 39th Ave J 32 2 2105 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 63344 E. Boulevard (DS) 11 6356 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 147 Vancouver (Kitsilano)		
2105 W. 47th Ave (DS) 22 5615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 6356 E. Boulevard (DS) 24 4620 Yew St 24 5343 Yew St 27 International Action of Colspan="2">International Actional Actionactin Actionactin Actionaction Actionaction Actionaction Act		
5615 Dunbar St (ST, MU) 10 6344 E. Boulevard (DS) 11 6356 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 Vancouver (Kitsilano)		
6344 E. Boulevard (DS) 11 6356 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 147 Vancouver (Kitsilano)	13,999,888	636,359
6356 E. Boulevard (DS) 11 4620 Yew St 24 5343 Yew St 27 147 Vancouver (Kitsilano)	5,980,000	598,000
4620 Yew St 24 5343 Yew St 27 147 Vancouver (Kitsilano)	17,000,000	772,727
5343 Yew St 27 147 Vancouver (Kitsilano)	,	
147 Vancouver (Kitsilano)	TBA	TBA
Vancouver (Kitsilano)	13,180,000	488,148
	ТВА	TBA
	\$4,600,000	\$511,111
2200 W. 5th Ave 7	2,400,000	342.857
1875 W. 7th Ave 39	13,500,000	346,154
1888 Manle St		
1977 W. 3rd Ave	8,150,000	339,583
2425 Alma St 8	3,650,000	456,250
2293 W. 6th Ave (TH) 6	4,500,000	750,000
1929 W. 3rd Ave 53		
	19,800,000	373,585
	19 000 000	100 100
3743 W. 4th Ave (DS) 11	18,000,000	486,486
1975 Alma St (DS) 13		
2272 W. 7th Ave 20		450,000
2475 W. 1st Ave 12	9,000,000	504,167
2565 Cornwall Ave 8 223	9,000,000 6,050,000 5,765,000	720,625

ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Vancouver (Marpole)			
8635 Hudson St	23	\$5,600,000	\$243,478
8615 Laurel St			
	26	6,250,000	240,385
8676 Oak St	9	3,950,000	438,889
8709 Cartier St	6	2,020,000	336,667
8619 Cartier St	8	3,900,000	487,500
1520 Avery Ave (ST)	8	6,380,000	797,500
* 8685 Osler St	13	4,400,000	338,462
8636 Oak St (DS)	6	3,550,000	591,667
8615 Laurel St (DS)	26	7,800,000	300,000
	125	\$43,850,000	\$350,800
Vancouver (South Granville)		
* 1190 W. 10th Ave	35	\$12,000,000	\$342,857
1009 W. 10th Ave	41	12,850,000	313,415
1750 W. 13th Ave	47	18,100,000	385,106
2224 Alberta St	12	4,550,000	379,167
* 1557 W. 12th Ave	10	7,000,000	700,000
2910 Alder St	36	12,400,000	344,444
1386 W. 11th Ave	ט. 19	12,400,000 TBA	544,444 TBA
	20		
1396 W. 11th Ave		TBA	TBA
916 W. Broadway (DS)	10	8,995,000	899,500
1309 W. 14th Ave	23	9,688,000	421,217
1666 W. 12th Ave	11	4,350,000	395,455
1225 W. 13th Ave	14	6,500,000	464,286
1530 W. 13th Ave	16	10,850,000	678,125
1395 W. 14th Ave (SP)	22	TBA	TBA
1455 W. 8th Ave	25	TBA	TBA
	331	TBA	TBA
Vancouver (UBC)			
2225 Acadia Rd (TH)	18		
22207100000 110 (111)			
5506 King Rd (TH)	10	\$36,883,500	\$1 229 450
5506 King Rd (TH) 5519 Toronto Rd (TH)	12	\$36,883,500	\$1,229,450
		\$36,883,500 \$36,883,500	\$1,229,450 \$1,229,450
5519 Toronto Rd (TH)	12		
-	12	\$36,883,500	\$1,229,450
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS)	12 30 7	\$36,883,500 \$12,800,000	\$1,229,450 \$1,828,571
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS)	12 30 7 51	\$36,883,500 \$12,800,000 36,500,000	\$1,229,450 \$1,828,571 715,686
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St	12 30 7	\$36,883,500 \$12,800,000	\$1,229,450 \$1,828,571
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS)	12 30 7 51	\$36,883,500 \$12,800,000 36,500,000	\$1,229,450 \$1,828,571 715,686
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS)	12 30 7 51 13 77	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS)	12 30 7 51 13 77 21	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1090 Jervis St	12 30 7 51 13 77 21 19	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1090 Jervis St 1742 Pendrell St (SP)	12 30 7 51 13 77 21 19 23	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 7,680,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1090 Jervis St 1742 Pendrell St (SP) 1770 Davie St (MU)	12 30 7 51 13 77 21 19 23 61	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 7,680,000 43,000,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913 704,918
5519 Toronto Rd (TH) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1080 Broughton St (DS) 1090 Jervis St 1742 Pendrell St (SP) 1770 Davie St (MU) 1055 Harwood St (DS)	12 30 7 51 13 77 21 19 23 61 31	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 7,680,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1090 Jervis St 1742 Pendrell St (SP) 1770 Davie St (MU) 1055 Harwood St (DS) 1075 Nelson St (DS)	12 30 7 51 13 77 21 19 23 61 31 23	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 7,680,000 43,000,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913 704,918
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1090 Jervis St 1742 Pendrell St (SP) 1770 Davie St (MU) 1055 Harwood St (DS)	12 30 7 51 13 77 21 19 23 61 31	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 7,680,000 43,000,000 40,500,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913 704,918 1,306,452
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1190 Jervis St 1742 Pendrell St (SP) 1770 Davie St (MU) 1055 Harwood St (DS) 1075 Nelson St (DS)	12 30 7 51 13 77 21 19 23 61 31 23	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 43,000,000 40,500,000 68,000,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913 704,918 1,306,452 1,333,333
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1090 Jervis St 1742 Pendrell St (SP) 1770 Davie St (MU) 1055 Harwood St (DS) 1075 Nelson St (DS) 1059 Nelson St (DS)	12 30 7 51 13 77 21 19 23 61 31 31 23 28	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 7,680,000 43,000,000 40,500,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913 704,918 1,306,452
5519 Toronto Rd (TH) Vancouver (West End) 819 Nicola St (DS) 1485 Davie St (DS) 1606 Nelson St 1070 Barclay St (DS) 1080 Barclay St (DS) 1180 Broughton St (DS) 1090 Jervis St 1742 Pendrell St (SP) 1770 Davie St (MU) 1055 Harwood St (DS) 1075 Nelson St (DS) 1059 Nelson St (DS) 1230 Burnaby St	12 30 7 51 13 7 77 21 19 23 61 31 1 23 28 23 23	\$36,883,500 \$12,800,000 36,500,000 7,200,000 59,000,000 11,000,000 6,500,000 43,000,000 40,500,000 68,000,000	\$1,229,450 \$1,828,571 715,686 553,846 766,234 523,810 342,105 333,913 704,918 1,306,452 1,333,333

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

- 1. Suite mix
- 2. Rent/sq. ft.
- 3. Rent leaseable 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

* Sold by The Goodman Team
** December 2015 sale

2016 APARTMENT BUILDING SALES: SUBURBS JANUARY 1ST – SEPTEMBER 6TH

6433 McKay Ave - 36 25,750,000 271,053 6695 Dunblane (DS) 38 29 28,700,000 337,647 4929 Imperial St (DS) - 10 - 10 337,647 4909 Imperial St (DS) - 45 12,490,000 265,745 • 6580 Marlborough Ave (DS) - 45 14,500,000 322,222 • 6566 Marlborough Ave (DS) - 45 14,500,000 226,667 6576 Sussex Ave (DS) - 8 3,525,000 440,625 4520 Beresford St (DS) - 20 6,000,000 300,000 6545 Sussex Ave (DS) - 10 2,900,000 290,000 6555 Sussex Ave (DS) - 10 7,000,000 700,000 6525 Sussex Ave (DS) - 10 7,000,000 750,000 6525 Telford St (DS) - 54 20,888,888 386,831 6749 Arcola St - 9 2,270,000 252,222 • 6525 Cottonwood Ave (DS) - 54 20,888,888 386,831 - 6438 TBA TBA TBA TBA 530 Cottonwood Ave (DS) - 21 \$5,090,000 \$242,381 •	ADDRESS	SUITES	PRICE (\$)	\$/UNIT	
* 7320 Elwell St 27 \$5,400,000 \$200,000 * 6947 Walker Ave 35 7,000,000 200,000 * 4680 Hastings St (MU) 13 4,500,000 346,154 6366 Cassie Ave 59 25,750,000 271,053 6433 McKay Ave 36 25,750,000 337,647 4929 Imperial St (DS) 4929 Imperial St (DS) 4909 Imperial St (DS) 47 12,490,000 265,745 * 6568 Marlborough Ave (DS) 45 14,500,000 322,222 6666 6540 Marlborough Ave (DS) 45 14,500,000 322,222 * 6566 Marlborough Ave (DS) 45 14,500,000 322,222 * 6566 Marlborough Ave (DS) 45 14,500,000 322,222 * 6566 Marlborough Ave (DS) 9 2,900,000 226,667 6576 Sussex Ave (DS) 10 2,900,000 220,000 6585 Sussex Ave (DS) 10 2,900,000 300,000 6585 Sussex Ave (DS) 10 7,000,000 750,000 6525 Sussex Ave (DS) 24 18,000,000 750,000 6525 Telford St (DS) 54 2,888,888 <td< td=""><td>Burnaby</td><td></td><td></td><td></td><td></td></td<>	Burnaby				
 6947 Walker Ave 35 7,000,000 200,000 4680 Hastings St (MU) 13 4,500,000 346,154 6366 Cassie Ave 59 25,750,000 271,053 6695 Dunblane (DS) 38 4971 Himperial St (DS) 4999 Imperial St (DS) 4999 Imperial St (DS) 45 14,500,000 266,745 6586 Marlborough Ave (DS) 45 44,500,000 222,222 6566 Marlborough Ave (DS) 45 44,500,000 226,667 6576 Sussex Ave (DS) 45 45,000,000 226,667 6576 Sussex Ave (DS) 45 45,000,000 220,667 6576 Sussex Ave (DS) 45 10 2,000,000 200,000 200,000 200,000 200,000 200,000 200,000 200,000 21 5,000,000 322,222 41 41,150,000 29,27,000 29,22,222 41 41,150,000 29,20,000 21,27,000 22,222 41 41,150,000 24,288 38,831 6425 6425 618		27	\$5.400.000	\$200.000	
* 4680 Hastings St (MU) 13 4,500,000 346,154 6366 Cassie Ave 59 25,750,000 271,053 6433 McKay Ave 36 29 28,700,000 337,647 4971 Imperial St (DS) 10 29 28,700,000 337,647 4909 Imperial St (DS) 45 14,500,000 265,745 * 6580 Marlborough Ave (DS) 45 14,500,000 226,667 6576 Sussex Ave (DS) 45 14,500,000 226,667 6576 Sussex Ave (DS) 8 3,525,000 440,625 4520 Beresford St (DS) 20 6,000,000 300,000 7,000,000 700,000 500,000 517,241 6555 Sussex Ave (DS) 10 2,900,000 517,241 6552 Sussex Ave (DS) 20 10,000,000 700,000 6545 Telford St (DS) 24 18,000,000 750,000 6525 Telford St (DS) 54 20,888,888 386,831 6749 Arcola St 9 2,270,000 252,222 • 6626 Royal Oak Ave 19 TBA TBA 530 Cottonwood Ave (DS) 21					
6366 Cassie Ave 59 25,750,000 271,053 6433 McKay Ave 38 29 28,700,000 337,647 4971 Imperial St (DS) 10 38 29 28,700,000 337,647 4909 Imperial St (DS) 47 12,490,000 265,745 6580 Mariborough Ave (DS) 45 14,500,000 322,222 6566 Mariborough Ave (DS) 45 14,500,000 322,222 6566 6566 Mariborough Ave (DS) 8 3,525,000 440,625 6576 Sussex Ave (DS) 8 3,525,000 440,625 6586 Sussex Ave (DS) 10 2,900,000 290,000 6585 Sussex Ave (DS) 10 2,900,000 290,000 6525 Sussex Ave (DS) 29 15,000,000 700,000 6525 Telford St (DS) 48 14,150,000 294,792 6525 Telford St (DS) 54 20,888,888 366,831 749 6749 Arcola St 9 2,270,000 252,222 6 6525 Telford St (DS) 54 20,888,888 366,831 * 6425 Stilver Ave (DS) 21 \$5,090,000 \$242					
6433 McKay Ave J 36 6695 Dunblane (DS) 38 4971 Imperial St (DS) 10 4909 Imperial St (DS) 10 4909 Imperial St (DS) 47 100 265,745 6656 Marlborough Ave (DS) 45 6566 Marlborough Ave (DS) 45 6566 Marlborough Ave (DS) 8 6566 Marlborough Ave (DS) 8 6566 Marlborough Ave (DS) 8 6566 Marlborough Ave (DS) 10 6566 Marlborough Ave (DS) 10 6565 Sussex Ave (DS) 10 10 2,900,000 20 6,000,000 6565 Sussex Ave (DS) 10 10 2,900,000 6525 Sussex Ave (DS) 29 15,000,000 700,000 6625 Telford St (DS) 48 10 7,000 6625 Royal Oak Ave 19 19 TBA 74 48 618 TBA 749 Arcola St 9 618 TBA 749 Arcola St 10 618	e	59 آ		,	
4971 Imperial St (DS) 29 28,700,000 337,647 4929 Imperial St (DS) 10 8 337,647 4909 Imperial St (DS) 47 12,490,000 265,745 • 6586 Marlborough Ave (DS) 45 14,500,000 322,222 • 6566 Marlborough Ave (DS) 45 14,500,000 226,667 6576 Sussex Ave (DS) 8 3,525,000 440,625 4520 Beresford St (DS) 20 6,000,000 300,000 7465 14th St (DS) 10 2,900,000 290,000 6556 Sussex Ave (DS) 29 15,000,000 570,000 6555 Sussex Ave (DS) 29 15,000,000 750,000 6555 Sussex Ave (DS) 24 18,000,000 750,000 6525 Telford St (DS) 54 20,888,888 386,831 6749 Arcola St 9 2,270,000 252,222 • 618 TBA TBA TBA TBA TBA 6626 Coquitlam ** 2066 Coquitlam 21 \$5,090,000 \$242,381 * ** 530 Cotton	6433 McKav Ave	∫ ₃₆	25,750,000	271,053	
4929 Imperial St (DS) 10 28,700,000 337,647 4909 Imperial St (DS) 47 12,490,000 265,745 6580 Marlborough Ave (DS) 45 14,500,000 322,222 6566 Marlborough Ave (DS) 8 3,525,000 440,625 4520 Beresford St (DS) 20 6,000,000 300,000 7465 14th St (DS) 10 2,900,000 290,000 6525 Sussex Ave (DS) 10 7,000,000 700,000 6525 Sussex Ave (DS) 29 15,000,000 750,000 6525 Sussex Ave (DS) 48 14,150,000 294,792 6525 Telford St (DS) 54 20,888,888 386,831 6749 Arcola St 9 2,270,000 326,222 • 6822 Arcola St 10 3,600,000 306,000 306,000 6865 Royal Oak Ave 19 TBA TBA 701 Coquitlam 1	,				
4929 Imperial St (DS) 10 4909 Imperial St (DS) 8 5868 Olive Ave (DS) 47 12,490,000 265,745 6566 Marlborough Ave (DS) 45 14,500,000 322,222 6566 Marlborough Ave (DS) 45 14,500,000 322,222 6566 Marlborough Ave (DS) 8 3,525,000 440,625 6570 Sussex Ave (DS) 20 6,000,000 300,000 7465 14th St (DS) 10 2,900,000 290,000 6585 Sussex Ave (DS) 10 7,000,000 700,000 6525 Sussex Ave (DS) 10 7,000,000 750,000 6525 Sussex Ave (DS) 48 14,150,000 294,792 6525 Telford St (DS) 54 20,888,888 386,831 6749 Arcola St 9 2,270,000 252,222 • 6822 Arcola St 10 3,060,000 306,000 6665 Royal Oak Ave 19 TBA TBA 530 Cottonwood Ave (DS) 21 \$5,090,000 \$242,381 • 530 Cottonwood Ave (DS) 112 \$2,000,000 \$278,261 12	4971 Imperial St (DS)	29			
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20689-99 Eastleigh Cres (TH) 14 \$3,197,500 \$228,393 19855 54th Ave (TH) 7 1,280,000 182,857	Langley				
	20689-99 Eastleigh Cres (TH)	14	\$3,197,500	\$228,393	
21 \$4,477,500 \$213,214	19855 54th Ave (TH)	7	1,280,000	182,857	
		21	\$4,477,500	\$213,214	

ADDRESS	SUITES	PRICE (\$)	\$/UNIT
Maple Ridge			
11682 224th St	21	\$2,220,000	\$105,714
11002 22401 30	21	<i>\$2,220,000</i>	\$105,71
Mission			
33523 3rd Ave	32	\$3,598,000	\$112,438
New Westminster			
1222 Fifth St	21	\$3,180,000	\$151,429
1320 Fifth St	12	2,000,000	166,66
1024 St. Andrews St	23	3,650,000	158,696
815 Fifth St	61	8,450,000	138,52
217 Royal Ave	19	2,550,000	134,21
427 Eighth St] 15		
429 Eighth St	<u>ا</u> آ	4,200,000	144,828
615 Third St	33	4,450,000	134,848
204 Agnes St	14	2,848,888	203,493
53 Fourth St	10	1,875,000	187,500
311 Ash St	27	5,000,000	185,18
1210 Seventh Ave	15	2,728,000	181,86
818 Twelfth St (MU)	7	2,941,000	420,14
	271	\$43,872,888	\$161,89
North Vancouver			
* 240 St. Andrews Ave	19	\$7,420,000	\$390,526
226 E. 15th St	12	3,600,000	300,00
365 E. 2nd St	18	4,475,000	248,61
154 E. 18th St (DS)	31	8,996,500	290,21
170 E. 5th St	53	0,990,900 TBA	230,21 TB/
* 251 Riverside Dr (DS)	58	26,840,000	462,759
* 111 W. Windsor Rd	26	7,200,000	276,923
124 W 20th St	20	6,820,000	310,00
124 11 2011 31	239	0,820,000 TBA	TB/
Richmond			
6071 Azure Rd (DS, TH)	50	\$22,000,000	\$440,00
Surrey			
13570 Hilton Rd (ST)	13	\$2,075,000	\$159,61
7760 120th St	70	10,802,977	154,328
	83	\$12,877,977	\$155,15
White Rock			
1580 Everall St	57	\$10,925,000	\$191,66
1461 Foster St	20	3,750,000	187,50
	20	3,700,000	187.50

77 \$14,675,000

\$190,584

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

1. Suite mix

- 2. Rent/sq. ft.
- 3. Rent leaseable 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

* Sold by The Goodman Team ** December 2015 sale

