

Goodman
report:

Special Edition
Lougheed Village
Burnaby, BC

Total storeys

Net leasable area
in square feet

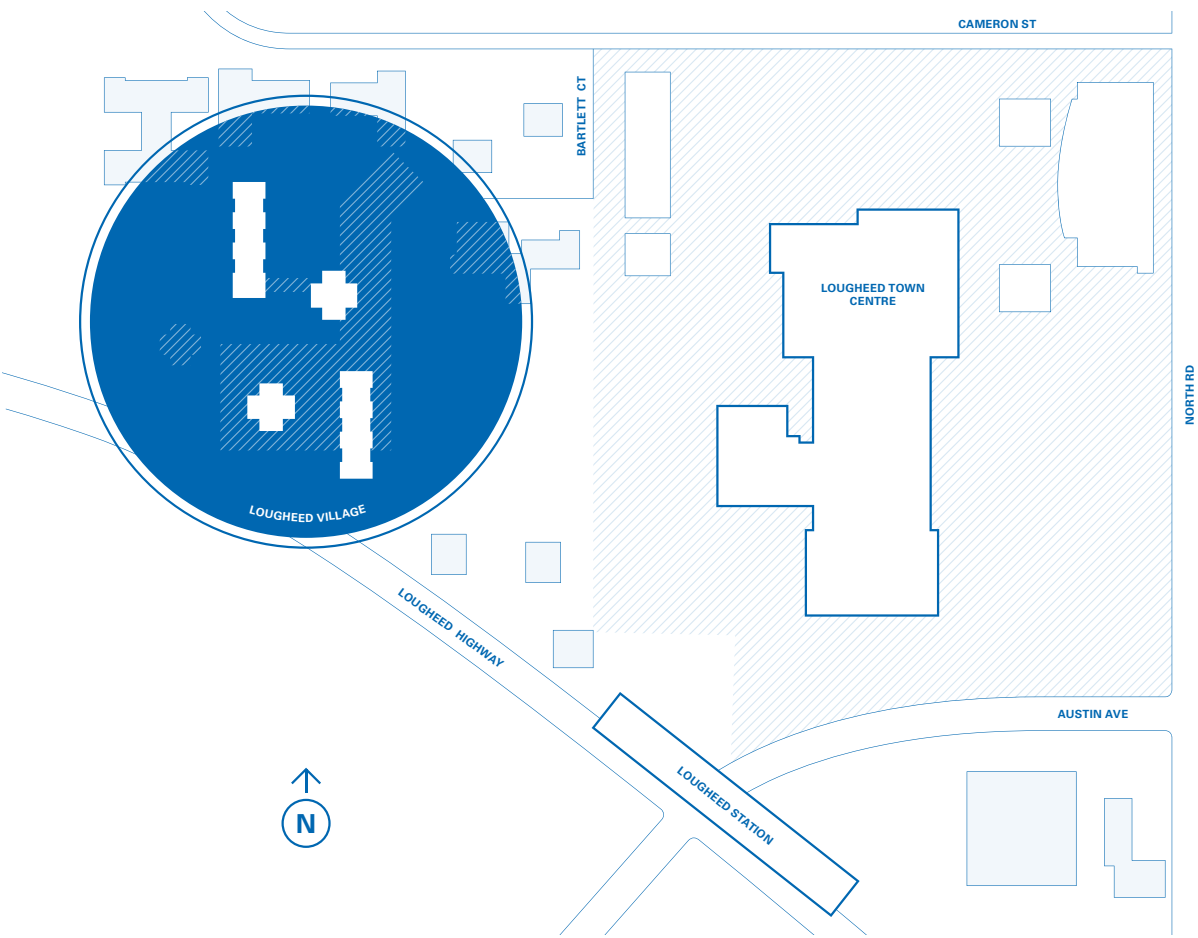
Residential units

64
539,
709
528



David and Mark Goodman
just sold one of the largest
multi-family properties in
British Columbia's history.
This special report is about
why this transaction should
matter to you.

- 01 View of Tower West and Tower East
- 02 SkyTrain station with Vancouver skyline
- 03 The North Shore mountains
- 04 Lougheed Village courtyard
- 05 Tower East





Asking price in CDN dollars

100,000,000

Closing date

2012.04.30

Residential units

528

Commercial units

21

Gross income in CDN dollars

7,400,000

Year built

1973

Site size in acres

7.5

Parking stalls

829

High-rise buildings

04

Distance in feet to closest park

100

Number of retail stores within 4 minutes walking distance

160

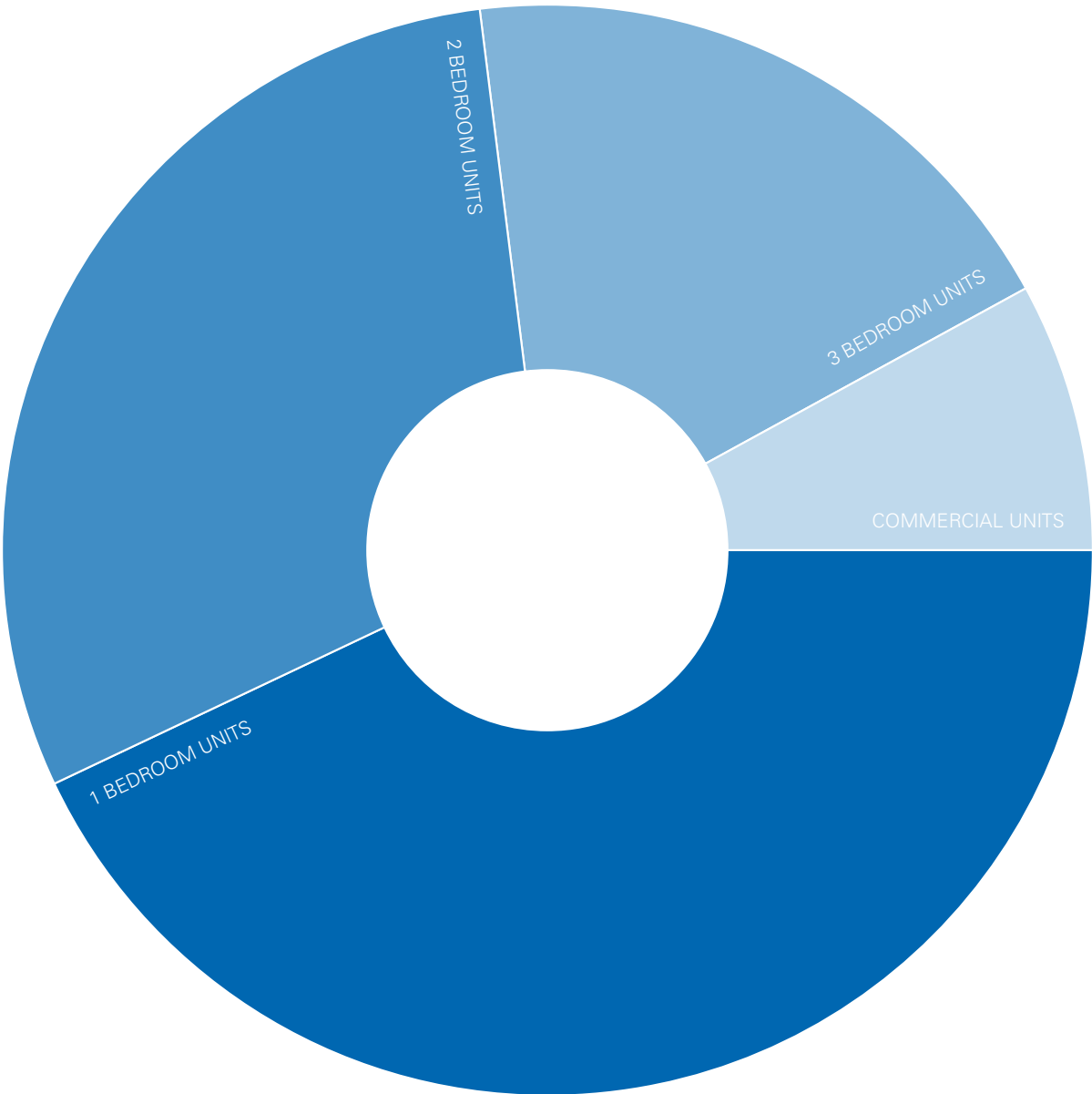
Walking distance to Lougheed Skytrain station in minutes

6:20

Travel distance in minutes to Downtown Vancouver via SkyTrain

30

Unit distribution



Deal Debrief

with David and Mark Goodman

What got you excited about Lougheed Village?

Mark: Being chosen to handle this sale was a huge vote of confidence in the Goodman Team. A property of this size, location and with this degree of repositioning potential is almost unheard of in Greater Vancouver. It’s an extremely rare offering. Trophy buildings of this nature seldom change hands.

David: This deal had everything—size, the right market conditions, and a superb location. We’ve had our eye on the Lougheed area. This is a highly liveable suburban community, and recent transportation improvements have really rejuvenated things. As Lougheed Town Centre expands, the entire area will only become more desirable.

Why is multi-family a good investment?

David: We’re experiencing significant population growth and extremely low vacancies. The new supply of rentals hasn’t caught up with demand. In this market environment, a multi-family property is probably the most stable investment vehicle, particularly in light of historically low mortgage rates. The Lougheed Village transaction speaks volumes about investor confidence in this asset class.

Why were you chosen to handle this offering?

Mark: The seller required a proven commercial marketing team capable of bringing a qualified buyer to the table. The Goodman Team has over 50 years of combined experience and is recognized in the industry for excellence, integrity, and results. I think it’s fair to say that our level of expertise is almost as rare as Lougheed Village.

Property

Lougheed Village is a unique Greater Vancouver property. Built in 1973, the mixed-use development offers two 24-storey and two 8-storey residential buildings, a two-storey retail village, and a multilevel parkade. Providing a home to 528 tenants, it’s at the heart of a thriving community in northeast Burnaby.

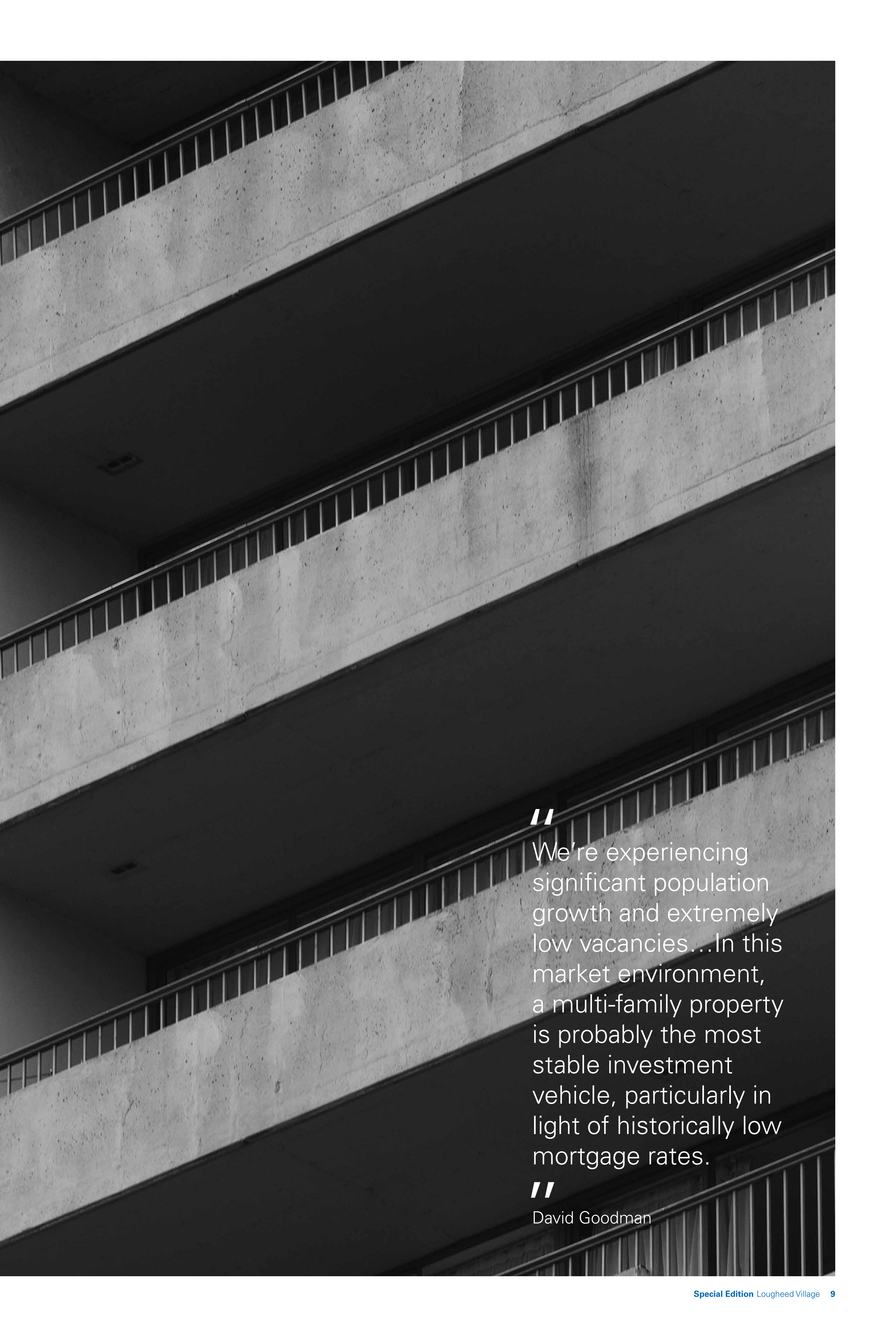
Neighbourhood

The opening of the Millennium SkyTrain line delivered on its promise to revitalize the area. Local schools, community centres, golf courses, and the Lougheed Town Centre are bustling with energy. Residents now enjoy excellent proximity to the Lake City Business Park and SFU, as well as a quick and convenient commute to Vancouver.

Market

The 70s and 80s saw a housing boom in the Lougheed area. However, of late, there has been a reemergence of condo development around the Town Centre. Demographics include families with young children, as well as an established immigrant community, but the majority of residents are under 30 thanks to easy access to several post-secondary schools. Commuter interest will continue to rise with plans on the table for a Burquitlam SkyTrain station that will connect residents to Port Moody by 2016.





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David Goodman

Ready to work with the best in class? Get the powerhouse team behind one of BC's largest multi-family transactions on your side.

Have questions? Need assistance?

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