

Goodman:

FOR SALE

MC²

Marine & Cambie, Vancouver

Two concrete rental properties consisting of a four storey 41-suite building and a six storey 69-suite building totalling 110 suites

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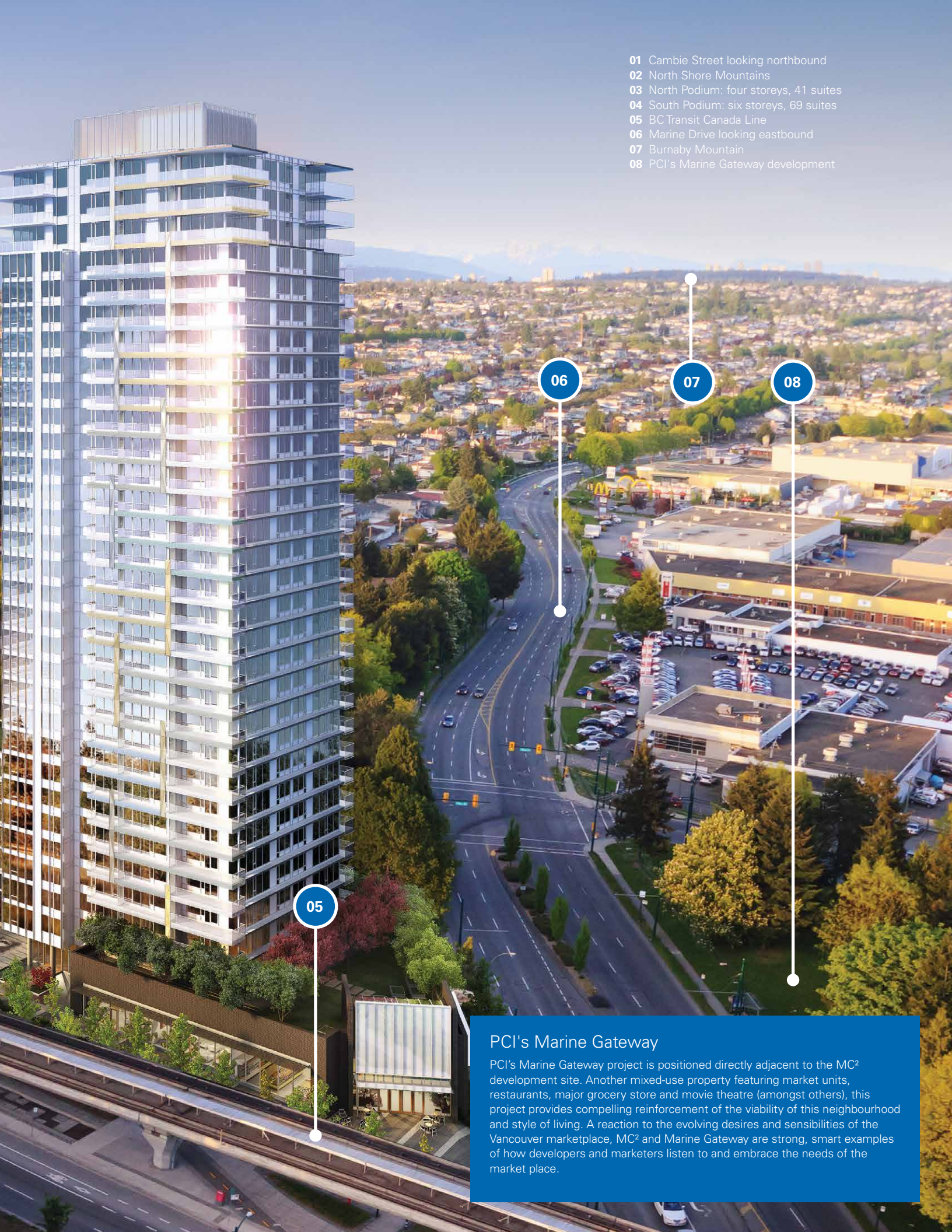
Commercial

Greater Vancouver's authority on selling apartment buildings and development sites: www.goodmanreport.com

MC² North & South Rental Podiums

The two concrete rental buildings consist of 110 suites in total: a four storey 41-suite podium adjacent to the North Tower condo and a six storey 69-suite podium adjacent to the South Tower condo.





- 01 Cambie Street looking northbound
- 02 North Shore Mountains
- 03 North Podium: four storeys, 41 suites
- 04 South Podium: six storeys, 69 suites
- 05 BC Transit Canada Line
- 06 Marine Drive looking eastbound
- 07 Burnaby Mountain
- 08 PCI's Marine Gateway development

05

06

07

08

PCI's Marine Gateway

PCI's Marine Gateway project is positioned directly adjacent to the MC² development site. Another mixed-use property featuring market units, restaurants, major grocery store and movie theatre (amongst others), this project provides compelling reinforcement of the viability of this neighbourhood and style of living. A reaction to the evolving desires and sensibilities of the Vancouver marketplace, MC² and Marine Gateway are strong, smart examples of how developers and marketers listen to and embrace the needs of the market place.

MC² Rental Podiums

OPPORTUNITY

A rare opportunity to purchase a fully occupied luxury purpose-built rental investment property on the corner of Cambie and Marine in Vancouver. Completed in 2016 by Intracorp Projects, the offering comprises two concrete rental buildings totalling 110 suites built as part of a larger two-tower condominium development. Contained within an air space parcel, there is a four-storey 41-suite podium adjacent to the North Tower and a six storey 69-suite podium adjacent to the South Tower.

With its proximity to rapid transit, sustainable design and prominent positioning within an evolving neighbourhood, the MC² project is truly an exceptional offering unmatched in the marketplace.



Marine & Cambie, Vancouver

NORTH PODIUM

| | |
|--------------------------|--|
| Address | 488 West 64th Avenue, Vancouver |
| Legal Description | Air Space Parcel 3 DL 323 Group 1 NWD Air Space Plan EPP50837 |
| PID | 029-767-679 |
| Zoning | CD-1 (535) Comprehensive Development |
| Year Built | 2016 |
| Storeys | 4 |
| Net Rentable Area | 23,439 SF |
| Parking | 17 |
| Lockers | 12 |
| Taxes (2017) | \$31,492 |
| Units | 41 |

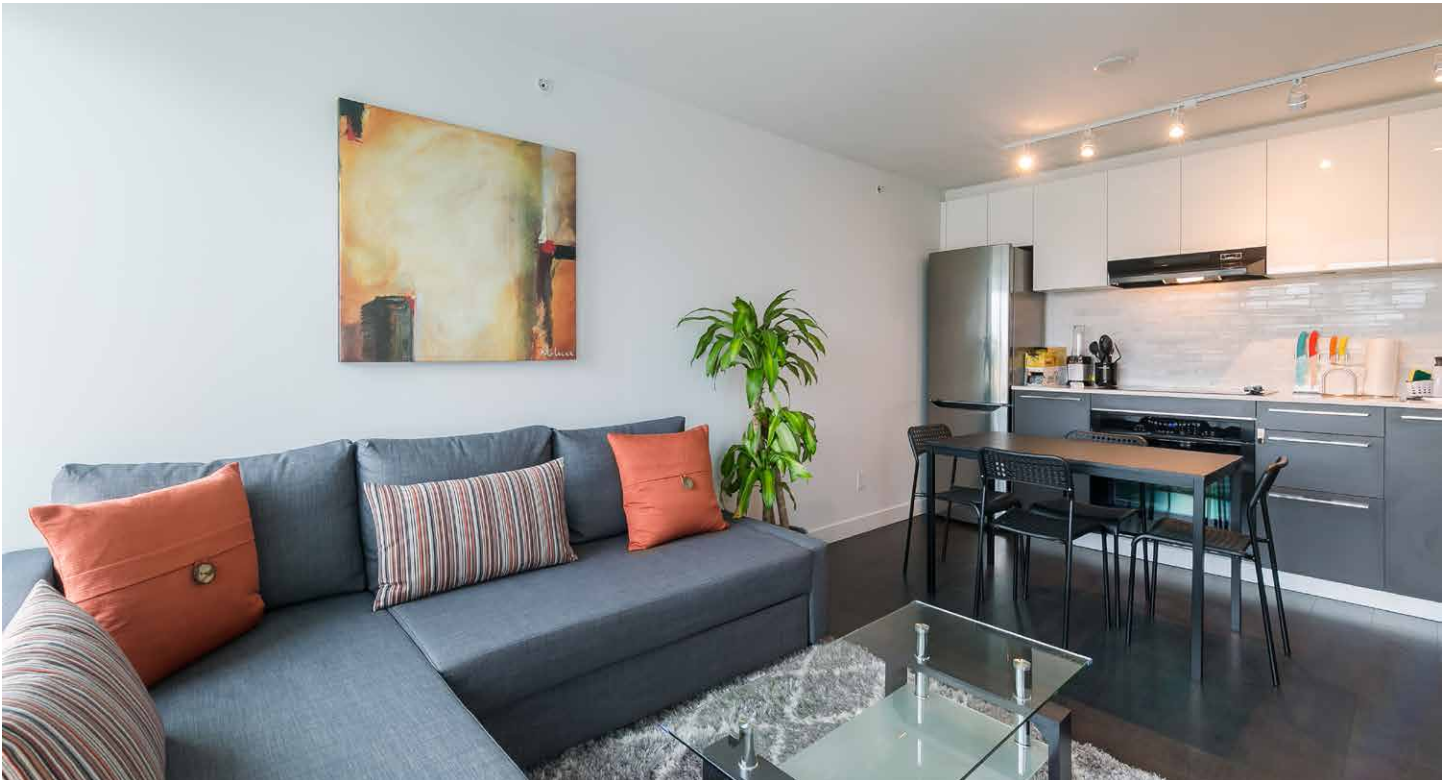
SOUTH PODIUM

| | |
|--------------------------|---|
| Address | 8103 Nunavut Lane, Vancouver |
| Legal Description | Air Space Parcel 4 Blocks 1 and 2 District Lots 311 and 323 Group 1 NWD Air Space Plan EPP50837 |
| PID | 029-767-695 |
| Zoning | CD-1 (535) Comprehensive Development |
| Year Built | 2016 |
| Storeys | 6 |
| Net Rentable Area | 37,279 SF |
| Parking | 25 |
| Lockers | 15 |
| Taxes (2017) | \$58,198 |
| Units | 69 |

Suite Mix

| | No. Units | Avg. Rent | Avg. Size | No. Units | Avg. Rent | Avg. Size |
|--------------------|-----------|-----------|-----------|-----------|-----------|-----------|
| Studio | - | - | - | 5 | \$1,430 | 407 SF |
| 1 bedroom | 29 | \$1,429 | 473 SF | 47 | \$1,498 | 456 SF |
| 2 bedroom | 3 | \$2,258 | 788 SF | 10 | \$2,325 | 789 SF |
| 1 bedroom townhome | 2 | \$1,700 | 725 SF | 7 | \$2,182 | 846 SF |
| 2 bedroom townhome | 7 | \$2,179 | 844 SF | - | - | - |
| Total | 41 | | | 69 | | |





UNITS

ASK PRICE

110

\$54,000,000

CAP RATE

PRICE PER UNIT

3.2%

\$490,909

MC² Facts & Figures

Minutes to YVR Airport

09

Minutes to Oakridge Mall

05

Minutes to Vancouver City Centre

15

Minutes to Richmond

04

CENTRAL AMENITIES

- Generously landscaped streetscape with seating and common pocket parks and children's play areas
- Reflection pond water feature with 'stepping stone' entry pathway announcing entrances for both buildings
- Boutique-style retail shops
- Pedestrian-oriented mews
- Public art by renowned Douglas Coupland

THE BUILDING

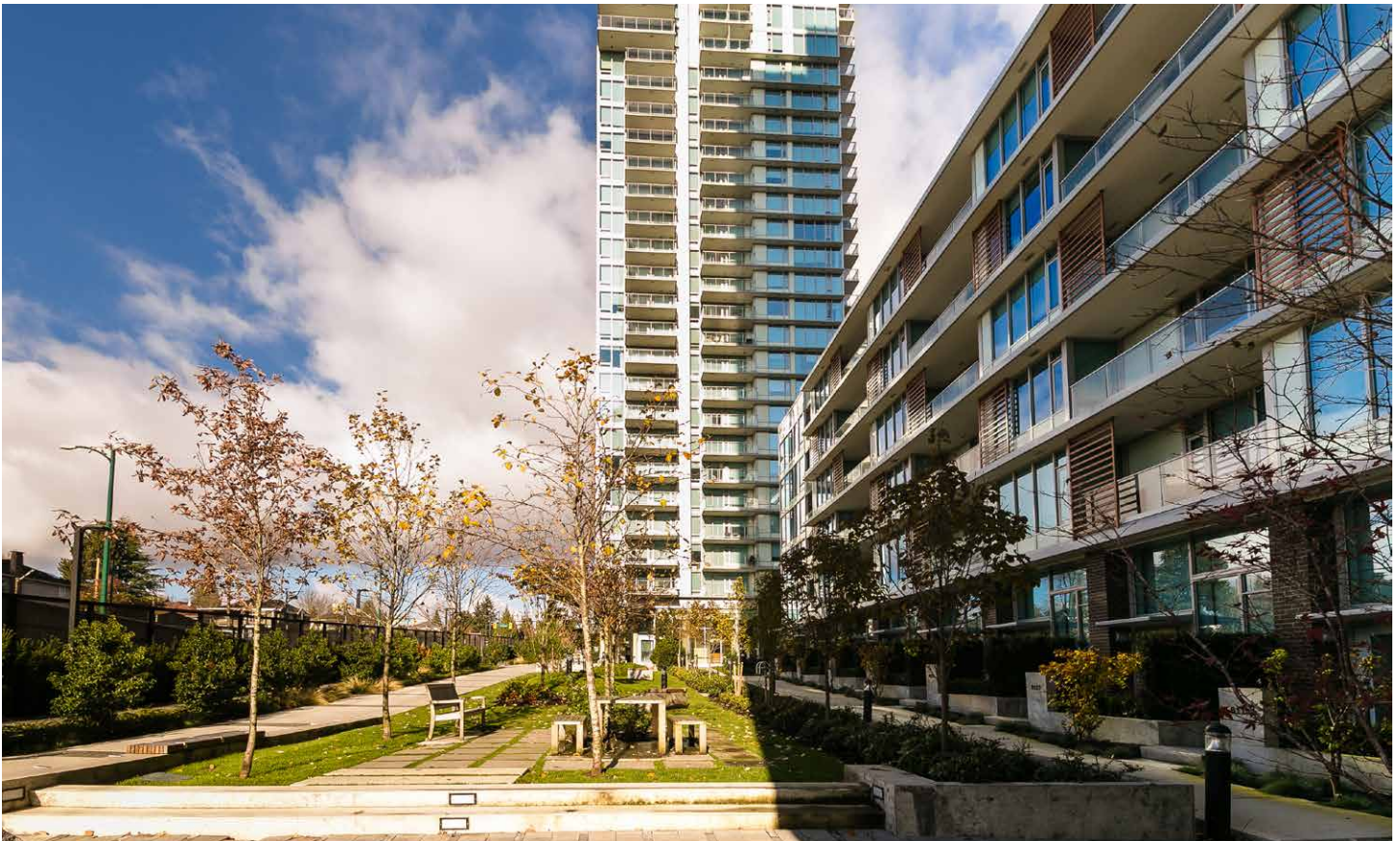
- Timeless architecture by world renowned James K.M. Cheng Architects Inc.
- Modern interiors by noted designer Trepp Design Inc.
- Choice of two modern colour palettes: Cambie (Scheme 1) and Marine (Scheme 2)
- Concrete construction with modern sleek design
- Striking, modernist lobby
- Generous outdoor balconies and patios

ENERGY PROGRAM

- Designed to meet LEED® GOLD equivalency
- Energy efficient, European style heating throughout homes
- European designed JAGA Briza passive cooling units in all bedrooms
- Individual suite energy metering
- Motion sensor lighting in parkade
- High water-efficiency plumbing fixtures
- High energy-efficiency lighting
- Energy Star™ appliances
- Low emitting materials, adhesives, sealants and paints
- 'Green' podium roof

ENERGY EFFICIENCY

- The JAGA Briza and Micro canal system offers a more energy and water efficient method of producing heating and cooling
- Custom-styled, quiet, ultra sleek radiators designed to suit the environment of your new home at MC²
- Motion-sensor activated thermostat, creating an energy-efficient living environment via custom climate control based on home usage and lifestyle



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Goodman:



SHOPPING

- 01** Pacific Centre: Holt Renfrew, Apple, Artizia, Browns Shoes and more
- 02** Cambie Village: Best Buy, Home Depot, HomeSense/WINNERS, Save-On-Foods, Canadian Tire, London Drugs, Whole Foods and more
- 03** City Square Shopping Centre: Safeway, Kin's Farm Market, Bikram Yoga and more
- 04** Oakridge Shopping Centre: The Bay, Apple, Zellers, Safeway and more

EDUCATION

- 11** Edith Cavell Elementary School
- 12** Eric Hamber Secondary School
- 13** Langara College
- 14** Sir Winston Churchill Secondary School
- 15** Sir Wilfrid Laurier Elementary School
- 16** Sir Wilfrid Laurier Annex Elementary School
- 17** JW Sexsmith Community School

RESTAURANTS & CAFÉS

- 18** Milestones
- 19** White Spot Restaurant
- 20** Tropika Malaysian Cuisine
- 21** BierCraft Bistro
- 22** Thai Away Home
- 23** Café Gloucester
- 24** Pied-à-Terre
- 25** New Town Bakery
- 26** Pronto Caffé
- 27** Landmark Hot Pot House
- 28** Copa Caffé
- 29** Seasons in the Park
- 30** Samurai Sushi House

ENTERTAINMENT

- 31** Park Theatre
- 32** Vancouver Curling Club
- 33** Hillcrest Community Centre
- 34** Vancouver Racquets and Fitness Club
- 35** Queen Elizabeth Park Pitch & Putt
- 36** Langara Golf Course
- 37** Marpole-Oakridge Community Centre
- 38** Cineplex Theatres and shopping
- 39** River Rock Casino

PARKS

- 40** Douglas Park
- 41** Queen Elizabeth Park
- 42** Oak Meadows Park
- 43** Columbia Park
- 44** Tisdall Park
- 45** Cambie Park
- 46** Winona Park
- 47** Ash Park

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