



Property Description

Well maintained woodframe building with secured underground parking

Address

1879 East Georgia
 Vancouver, BC V7W1Y2
 Canada

No of Years Owned

5 Years

Location Description

Well located in quiet middle class area. Close to a bus stop to down town

Purchase Price

Purchase Price	7,758,000	
Acquisition Costs	155,160	2.00%
Total Purchase Price	\$ 7,913,160	

Financing

	Lender	Amount	Interest Rate	Monthly Payment	Amort. Period (Yrs)	Term Expiry Date
First Mortgage	CIBC	3,700,000	7.00%	25,915	25	
		\$ 3,700,000		\$ 25,915		

Legal

Legal

026-596-190-97-000

Zoning

Multi Family

Encumbrances

Mortgage in favor of CIBC



Property Taxes Information

Assessment Date Jan 2007
 Property Taxes \$ 21,000
 Roll or Identification Number 100984756-12A

Assessed Value

Land	2,700,000
Improvements	3,500,000
	<u>6,200,000</u>

Land

Dimensions 160 feet x 144 feet deep
 Frontage 160 Ft
 Land Area 23,040 Sq. Ft

Building

Age 22 Years
 No of Floors 3

Building Area 66,700 Sq. Ft
 Rentable Area 58,000 Sq. Ft
 Units. Rentable Area 58,000 Sq. Ft
 Total No. of Units 79

Parking

Uncovered	15
Covered	91
Other	-
Total Parking	<u>106</u>

Utilities. Tenant pays for:

Heat
 Electricity

Heating System

Heat
 Electricity

Cooling System

Heat

Construction

Wood Frame
 Two levels of underground parking

Building Equipment & Systems

Elevators

No. of Elevators 2
 Five stop hydraulic elevators. Upgraded in 2005



Property Information
The Georgia
79 Unit Apartment Building

March 05, 2008
Analyzer Pro
Rental Apartment Building