

NORTH VANCOUVER



1621 St. Georges Avenue

\$2,400,000

BILL GOOLD or ANTHONY KANJER

(604) 876-9950 contact@billgooldrealty.com

WE SPECIALIZE IN APARTMENT BUILDING SALES!

RE/MAX Bill Goold Realty
#410 North Tower, 650 West 41st Avenue
Vancouver, BC V5Z 2M9

Each office independently owned and operated

The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness.

Phone: 604-263-2823
Fax: 604-263-1057
www.billgooldrealty.com



BUILDING SUMMARY

1621 St. Georges Avenue, North Vancouver

“Hartwick Apartments” is a well maintained, nicely landscaped building located in the heart of North Vancouver, one block from shops and transportation.

This three storey walk up is wood construction with stucco exterior which was painted in 2004. It also has a Hi Tech sloped torched on roof with extended overhang which was installed in 2007, BC Powersmart lighting and the hallways were repainted and new carpeting installed in 2004. There are 8 open parking spots and 12 storage lockers available.

A new IBC boiler was installed recently (95% efficient system), a new Bradford white storage tank for domestic hot water with outside thermostat to save on fuel.

Units have hard wired smoke detectors, intercom system, range and bathroom fans, nice wood cabinets, hardwood floors, and 6 of the units have balconies.

Upgrades include new intercoms, new double glazed windows, new mailboxes, new frost free fridges and most of the stoves have been replaced.

The laundry room has 2 washers and 2 dryers, one set of washer and dryer is leased and the other set comes with the building.

This is a great opportunity to obtain a building in desirable Central Lonsdale.

\$2,400,000

BILL GOOLD or ANTHONY KANJER

(604) 876-9950 contact@billgooldrealty.com

WE SPECIALIZE IN APARTMENT BUILDING SALES!

RE/MAX Bill Goold Realty
#410 North Tower, 650 West 41st Avenue
Vancouver, BC V5Z 2M9

Phone: 604-263-2823
Fax: 604-263-1057
www.billgooldrealty.com

Each office independently owned and operated

The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness



RENT ROLL – April 2009

1621 St. Georges Avenue, North Vancouver

Unit Number	Unit Type	Monthly Rent
1	1 Bedroom	850
2	1 Bedroom	834
3	1 Bedroom	850
4	1 Bedroom	834
5	2 Bedroom	1100
6	1 Bedroom	834
7	1 Bedroom	850
8	1 Bedroom	850
9	1 Bedroom	829
10	1 Bedroom	880
11	1 Bedroom	880
*12	2 Bedroom	1050
*14	1 Bedroom	834
*15	3 Bedroom	1345
TOTAL	14 Units	\$12,820

* Unauthorized suites - can be legalized.

\$2,400,000

BILL GOOLD or ANTHONY KANJER
(604) 876-9950 contact@billgooldrealty.com
WE SPECIALIZE IN APARTMENT BUILDING SALES!

RE/MAX Bill Goold Realty
#410 North Tower, 650 West 41st Avenue
Vancouver, BC V5Z 2M9

Phone: 604-263-2823
Fax: 604-263-1057
www.billgooldrealty.com

Each office independently owned and operated

The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness



FINANCIAL SUMMARY

1621 St. Georges Avenue, North Vancouver

	2008
Annual Revenue	
Rental Income (rent roll x 12)	\$153,840
Laundry Income	2,352
<i>Less: Vacancy Rate (.5%)</i>	(781)
Total Annual Gross Revenue	\$155,411
Annual Expenses	
Electrical	1,599
Fire Inspection	365
Garbage	1,311
Heating	4,413
Insurance	4,109
Laundry Machine Rental	1,110
Licensing Fees	187
Property Taxes	8,275
Repairs & Maintenance	12,600
Utilities/Water & Sewer	4,133
Total Annual Expenses	\$38,102
Total Annual Net Revenue	\$117,309
Capitalization Rate	4.88%
Expense Ratio	24.51%
Price Per Unit	\$171,428

Expenses not including capital expenses of \$36,850.87
and \$6,240 for caretaker.

\$2,400,000

BILL GOOLD or ANTHONY KANJER
(604) 876-9950 contact@billgooldrealty.com
WE SPECIALIZE IN APARTMENT BUILDING SALES!

RE/MAX Bill Goold Realty
#410 North Tower, 650 West 41st Avenue
Vancouver, BC V5Z 2M9

Phone: 604-263-2823
Fax: 604-263-1057
www.billgooldrealty.com

Each office independently owned and operated

The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy, we do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness.



PROPERTY INFORMATION

1621 St. Georges Avenue, North Vancouver

Legal Description: Parcel Identifier: 007-129-980
Plan 7163 Lt 17 DL 549 Block 31 & 37

Suite Mix: 11-1 Bedroom (approx.700 sq.ft)
1 unauthorized
2-2 Bedroom (approx. 800 sq.ft.)
1 unauthorized
1-3 Bedroom (unauthorized)
14 Units

Zoning: Multi family apartment block

Lot Size: 9,299 sq.ft.

Constructed: 1966 (43 years)

Chattels: 14 fridges, 14 stoves
1 washer, 1 dryer
2 dishwashers

Contracts: Supersave Garbage, Phelps Laundry

Property Taxes: (2008) \$8,050.04

Assessments (2009)

Land	\$1,435,000
Improvement	<u>\$ 214,000</u>
	\$1,649,000

Financial Encumbrances: Industrial Alliance Pacific \$1,400,000
Amortization 25 years, Monthly Payments
\$8,545.48, Interest rate 5.5%, due February
2012

\$2,400,000

RE/MAX Bill Goold Realty
#410 North Tower, 650 West 41st Avenue
Vancouver, BC V5Z 2M9

Each office independently owned and operated

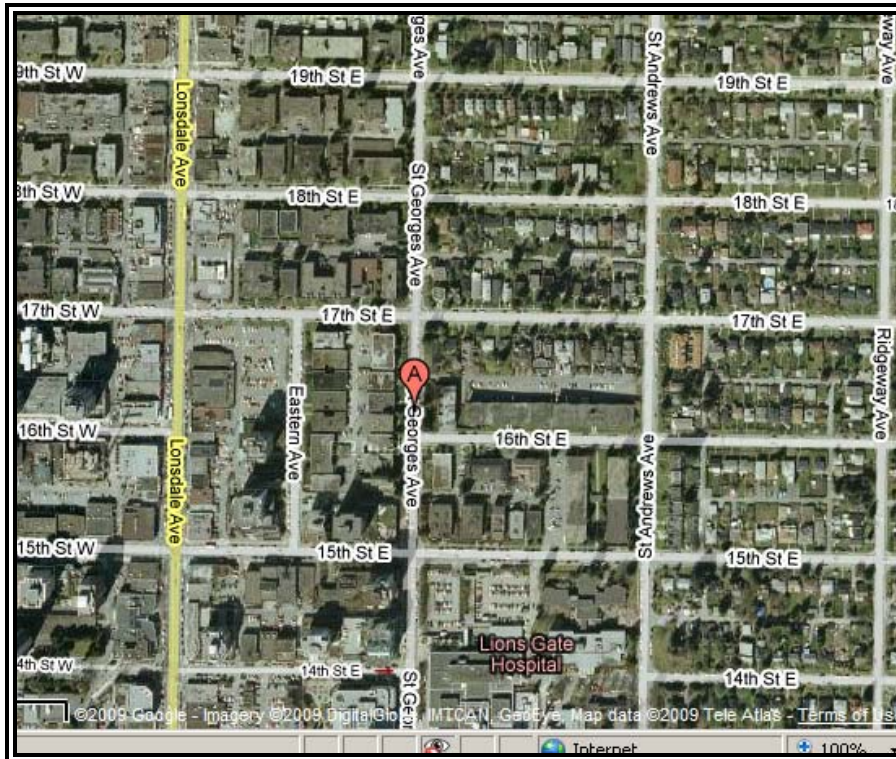
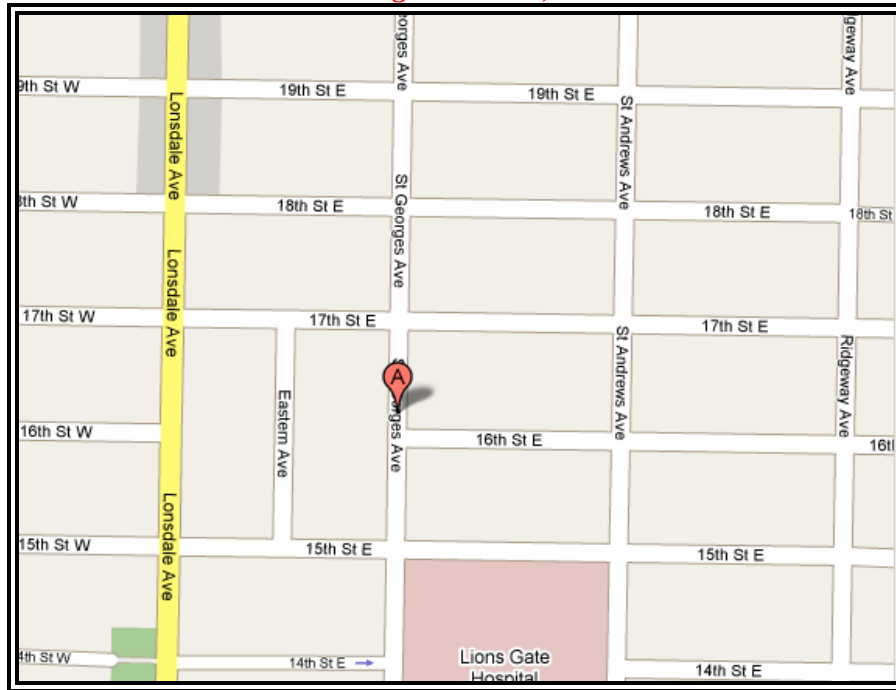
The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its do not guarantee it. It is your responsibility to independently confirm its accuracy and completeness

Phone: 604-263-2823
Fax: 604-263-1057
www.billgooldrealty.com



LOCATION

1621 St. Georges Avenue, Vancouver



RE/MAX Bill Goold Realty
#410 North Tower, 650 West 41st Avenue
Vancouver, BC V5Z 2M9

Phone: 604-263-2823
Fax: 604-263-1057
www.billgooldrealty.com

Each office independently owned and operated

The information contained herein has been obtained from sources deemed reliable. While we have no reason to doubt its accuracy and completeness, it is your responsibility to independently confirm its accuracy and completeness.



