

## Vancouver Coast + Mountains

	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>BURNABY</b>				
5468 Hastings St	\$5,110,000	17	\$300,588	-
<b>COQUITLAM</b>				
523 Gatsensbury St	\$23,175,000	97	\$238,918	-
<b>NORTH VANCOUVER</b>				
130 W.12th St	\$16,750,000	31	\$540,323	-
120 E.Keith Rd	\$18,138,000	42	\$431,857	-
<b>PORT COQUITLAM</b>				
3481 Sefton St	\$2,500,000	7	\$357,143	-
2066 Coquitlam Ave	\$3,987,866	12	\$332,322	-
<b>VANCOUVER</b>				
137 E.16th Ave	\$3,000,000	8	\$375,000	1.79
8938 Montcalm	\$5,843,500	20	\$292,175	-
1987 Cornwall	\$3,200,000	7	\$457,143	4.36
919 E.Broadway	\$5,060,000	12	\$421,667	-
112 Nanaimo St	\$4,550,000	14	\$325,000	-
1305 Jarvis St	\$8,750,000	23	\$380,435	-
1330 W.71st Ave	\$6,700,000	23	\$291,304	-
8741 Cartier	\$4,200,000	10	\$420,000	-
1520 Avery St	\$6,150,000	8	\$768,750	2.95
2295 W.1st Ave	\$5,600,000	12	\$466,667	4.22
8679 Montcalm	\$3,150,000	9	\$350,000	3.75
1875 Maple St	\$4,610,000	11	\$419,091	-
2624 Franklin	\$1,999,000	6	\$333,167	2.68
1360 Hornsby St	\$33,000,000	67	\$492,537	2.56
1990 W.41st Ave	\$9,400,000	20	\$470,000	-
1727 E.6th Ave	\$2,350,000	4	\$587,500	*MP
821 W.10th Ave	\$5,500,000	12	\$458,333	-
3755 Cambie St	\$7,625,000	12	\$635,417	5.27
2137 Yew St	\$2,600,000	4	\$650,000	*M
7984 Knight St	\$3,300,000	12	\$275,000	-
1530 Gravely St	\$11,100,000	40	\$277,500	3.30
4824 Fraser St	\$998,125	3	\$332,708	*M
1056 Burnaby St	\$9,215,000	23	\$400,652	-
1126 W.11th Ave	\$6,002,500	10	\$600,250	*S
1142 Granville St	\$48,000,000	106	\$452,830	3.82
1235 W.70th Ave	\$3,100,000	9	\$344,444	-
2760 W.4th Ave	\$5,225,000	10	\$522,500	-
1850 Napier St	\$2,759,000	6	\$459,833	*MFC
2121 Broadway	\$1,988,000	5	\$397,600	*M

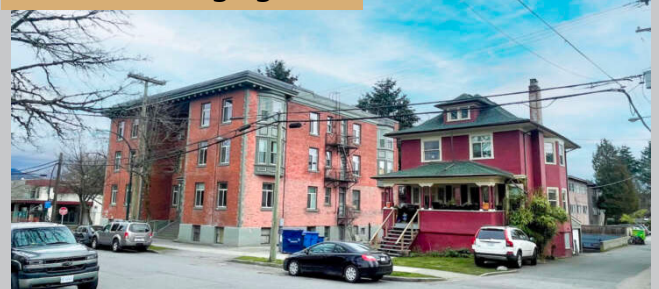
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	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>WEST VANCOUVER</b>				
200 Klahanie Ct	\$30,000,000	122	\$245,902	- *S
<b>SQUAMISH</b>				
37953 Westway Ave	\$2,300,000	4	\$575,000	3.87 *MP
<b>SURREY</b>				
2566 154 St	\$15,500,000	58	\$267,241	-
14285 64 Ave	\$5,950,000	51	\$116,667	- *S
<b>WHITE ROCK</b>				
1233 Best St	\$3,200,000	11	\$290,909	1.57
1321 Foster St	\$7,775,000	30	\$259,167	-
<b>POWELL RIVER</b>				
6743 Cranberry St	\$730,000	12	\$60,833	-
3826 +3840 Joyce Av	\$1,465,000	12	\$122,083	- *TR

## Lower Mainland

	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>ABBOTSFORD</b>				
32118 George Ferguson Way	\$2,795,000	8	\$349,375	- *S
<b>LANGLEY</b>				
5400 204 St	\$8,500,000	34	\$250,000	-
20449 Park Ave	\$53,700,000	93	\$577,419	-
5335 200 A St	\$51,115,000	92	\$555,598	-
<b>MAPLE RIDGE</b>				
11965 222 St	\$4,063,000	20	\$203,150	-
<b>MISSION</b>				
33368 1st Ave	\$2,640,000	15	\$176,000	-

### Contact listing agents



**2404 - 2420 Guelph Street, Vancouver**  
20-unit Multi-Family Apartment in Mount Pleasant

DV - Development | CP - Co-op Housing | S - Strata | TR - Town/Row House | PF - Portfolio | MFC - Multifamily Conversion | NP - New Purpose | SS - Share Sale | M - Mixed Use | PR - Private Sale

### Dan Schulz

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## Central + Northern BC

	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>ASHCROFT</b>				
1500 Government St	\$4,990,000	35	\$142,571	-
<b>CHETWYND</b>				
4705 NW 53 PL	\$750,000	6	\$125,000	-
<b>FORT ST. JOHN</b>				
10215 104 St	\$582,500	8	\$72,813	- *TR
10803 98 St	\$1,250,000	12	\$104,167	-
<b>HIXON</b>				
270 Colgrove Rd	\$266,666	10	\$26,667	- *TR
<b>GRANISLE</b>				
44 Hagan St	\$150,000	20	\$7,500	-
<b>MACKENZIE</b>				
587 Skeena Dr	\$737,500	8	\$92,188	-
<b>PRINCE GEORGE</b>				
1438 Queensway	\$3,250,000	50	\$65,000	-
3030 10th Ave	\$2,850,000	30	\$95,000	-
3820 15th Ave	\$6,000,000	48	\$125,000	-
950 Vancouver St	\$876,500	5	\$175,300	- *TR
1666 Juniper St	\$700,000	8	\$87,500	- *TR
270 Colgrove Rd	\$266,666	10	\$26,667	- *TR
<b>QUESNEL</b>				
687 Kinchant St	\$656,500	6	\$109,417	-
231 Hartley St	\$1,050,000	21	\$50,000	-
<b>SMITHERS</b>				
3768 Princess Cr	\$1,314,000	12	\$109,500	-
<b>Vancouver Island</b>				
	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>CAMPBELL RIVER</b>				
869 Alder St	\$1,003,000	8	\$125,375	-
202 Birch St	\$1,890,000	10	\$189,000	-
<b>COMOX</b>				
521 Windslow Rd	\$2,750,000	18	\$152,778	-
<b>COURTNEY</b>				
2710 Mission Rd	\$16,085,375	94	\$171,121	-
1835 Piercy Ave	\$8,750,000	40	\$218,750	-
<b>DUNCAN</b>				
5864 York Rd	\$770,000	6	\$128,333	-
<b>ESQUIMALT</b>				
967 Dingley Dell	\$5,254,148	18	\$291,897	-
954 Dingley Dell	\$7,454,706	26	\$286,719	-

## Vancouver Island

	PRICE	UNITS	PRICE/UNIT	CAP RATE
<b>LAKE COWICHAN</b>				
8033 Greendale Rd	\$1,765,242	8	\$220,655	- *TR
<b>MASSET</b>				
1545 Wallace St	\$500,000	12	\$41,667	- *TR
<b>NANAIMO</b>				
1440 Wingrove St	\$2,500,000	8	\$312,500	-
604 Kennedy St	\$1,330,000	4	\$332,500	- *MP
<b>SAANICH</b>				
7088 Wallace Dr	\$7,941,146	34	\$233,563	-
<b>VICTORIA</b>				
919 Caledonia Ave	\$9,951,000	16	\$621,938	-
928 Bay St	\$2,347,500	12	\$195,625	4.56
949 Convent Pl	\$1,050,000	5	\$210,000	- *MFC
1024 Pakington St	\$1,800,000	7	\$257,143	- *MFC
160 Beechwood Ave	\$2,600,000	5	\$520,000	- *MFC
2512 Fernwood Rd	\$1,200,000	5	\$240,000	- *MFC
2150 Haultain St	\$3,375,000	12	\$281,250	-
820 Cook St	\$5,700,000	21	\$271,429	3.46 *MFC
1233 Fairfield Rd	\$19,600,000	60	\$326,667	-

**\$1,880,000**



Assumable mortgage at 1.95%  
with 2.5 years remaining  
Very Favourable Assumable Financing  
Rental Upside

### 10219 103 Avenue, Fort St. John

12,200 sq. ft. lot, 15-Unit Apartment Building Located in Downtown Fort St. John

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## Thompson-Okanagan + Kootenays

	PRICE	UNITS	PRICE/UNIT	CAP RATE	
<b>KAMLOOPS</b>					
1201 Tranquille Rd	\$1,176,060	6	\$196,010	4.98	
934 13th St	\$1,200,000	6	\$200,000	-	
435 Cherry Ave	\$11,150,461	42	\$265,487	-	
<b>KELOWNA</b>					
225 S.Rutland Rd	\$10,303,000	22	\$468,318	-	
2219 Mayer Rd	\$2,300,000	15	\$153,333	-	
Aspen Ln	\$795,000	4	\$198,750	-	*S,TR
520 S. Hollywood Rd	\$1,300,000	5	\$260,000	-	*TR
<b>PENTICTON</b>					
223 Victoria Dr	\$2,075,000	15	\$138,333	-	
511 Braid St	\$1,700,000	12	\$141,667	-	
<b>SALMON ARM</b>					
270 SE 7 St	\$900,000	4	\$225,000	-	*TR
<b>CASTLEGAR</b>					
815 1st St	\$649,000	5	\$129,800	-	
208 8th Ave	\$855,000	6	\$142,500	-	
<b>CRANBROOK</b>					
500 18th Ave N	\$3,700,000	33	\$112,121	-	
310 13th Ave S	\$1,800,000	16	\$112,500	-	
18 15th Ave S	\$1,500,000	15	\$100,000	4.94	
1520 1st St S	\$5,250,000	46	\$114,130	5.79	
1920 Victoria Ave N	\$3,625,000	34	\$106,618	-	
<b>CRESTON</b>					
1505 Northwest BV	\$1,128,000	9	\$125,333	-	*TR
<b>ELKFORD</b>					
503 Elk St	\$5,087,500	53	\$95,991	-	
770 Balmer Cr	\$5,112,500	60	\$85,208	-	
<b>FRUITVALE</b>					
118 Redwood Dr	\$2,925,000	28	\$104,464	-	
124 Redwood Dr	\$2,125,000	24	\$88,542	-	
<b>KIMBERLEY</b>					
260 Archibald St	\$790,000	6	\$131,667	-	
<b>NELSON</b>					
505 Second St	\$6,925,000	61	\$113,525	-	
<b>REVELSTOKE</b>					
1207 Newlands Rd	\$1,950,000	10	\$195,000	-	
<b>SPARWOOD</b>					
525 + 575 Pine Av	\$4,022,000	46	\$87,435	-	
124 Spruce Av	\$1,500,000	15	\$100,000	-	

**\$2,688,000**



### 890 Tabor Boulevard, Prince George

21-Unit Apartment in Prince George with EXTRA DENSITY

**\$3,680,000**



### 1743 Trans-Canada Highway, Kamloops

Guaranteed Return of 6.5% (for 1st year of ownership)

**Under Contract**



### 9403 102 Avenue, Fort St. John

Modern, High-quality 78-unit Apartment Building with Surplus Land

Total Transactions

**114**

Total Sales

**\$687,519,961**

Average Price/Unit

**\$265,452**

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