

Apartment Building Sales Vancouver Lower Mainland January 1st to December 31st, 2011

| ADDRESS | SUITES | PRICE (\$) | UNIT (\$) | ADDRESS | SUITES | PRICE (\$) | UNIT (\$) |
|---------------------------------|------------|-------------------|----------------|---------------------------------------------------------------------------------------------------------------|----------------------------------|-----------------------|----------------|
| Vancouver (East Side) | | | | Burnaby | | | |
| 2416 Fraser | 11 | 2,025,000 | 184,091 | 6545 Bonsor (HR) | 114 | 24,500,000 | 214,912 |
| * 234 E. 14th Ave | 22 | 5,400,000 | 245,455 | 6550 Nelson (DS) | 57 | 10,200,000 | 178,947 |
| * 275 N. Garden Rd. | 12 | 1,760,000 | 146,667 | 4909 Imperial | 8 | 1,230,000 | 153,750 |
| 1383 E. Broadway | 30 | 3,800,000 | 126,667 | 6587 Burlington | 31 | 4,540,000 | 146,452 |
| * 644 E. 8th Ave | 11 | 1,910,000 | 173,636 | 6659 Dow (DS) | 16 | 2,870,000 | 179,375 |
| 1240 Salsbury | 17 | 2,345,000 | 137,941 | 6634 Dow (DS) | 28 | 8,737,288 | 312,046 |
| 90 E. 11th Ave | 36 | 6,300,000 | 175,000 | 6730 Dunblane | 11 | 2,038,000 | 185,273 |
| * 2225 Triumph | 42 | 6,200,000 | 147,619 | 4379 Imperial | 12 | 2,038,000 | 169,833 |
| 1657 E. 12th Ave | 12 | 1,418,000 | 118,167 | 4330 Maywood St | 27 | 3,740,000 | 138,519 |
| 520 N. Nanaimo | 20 | 3,037,000 | 151,850 | 6509 McKay | 8 | 1,800,000 | 225,000 |
| 360 E. 13th Ave | 20 | 3,170,000 | 158,500 | 6880 Balmoral St | 23 | 3,050,000 | 132,609 |
| 1850 Adanac St | 78 | 9,700,000 | 124,359 | 5808 Patterson (DS) | 9 | 2,200,000 | 244,444 |
| 1572 Graveley St | 8 | 1,200,000 | 150,000 | 5828 Patterson (DS) | 9 | 2,200,000 | 244,444 |
| 2130 Cambridge (SP) | 23 | 3,050,000 | 132,609 | 9005 Centaurus | 54 | 7,600,000 | 140,741 |
| 2250 Dundas St (SP) | 18 | 2,050,000 | 113,889 | 6678 Dow | 10 | 1,760,000 | 176,000 |
| 3535 Kingsway | 22 | 3,450,000 | 156,818 | Total | 417 | 78,503,288 | 188,257 |
| 577 E. 8th Ave | 39 | 4,000,000 | 102,564 | Coquitlam | | | |
| 2165 Oxford (TH) | 8 | 2,230,000 | 278,750 | 1015 Howe | 68 | 5,900,000 | 86,765 |
| 107 East Broadway | 48 | 4,500,000 | 93,750 | 655 North Road (DS) | 52 | 17,100,000 | 152,679 |
| 1184 Victoria | 6 | 1,340,000 | 223,333 | 515 Foster (DS) | 60 | | |
| Total | 483 | 68,885,000 | 142,619 | Total | 180 | 23,000,000 | 127,778 |
| Vancouver (Kitsilano) | | | | Langley | | | |
| 2011 York | 10 | 3,400,000 | 340,000 | 20672 Eastleigh | 28 | 2,958,000 | 105,643 |
| 2425 W. Broadway | 9 | 2,190,000 | 243,333 | 5521 203rd St (ST) | 18 | 3,160,000 | 175,556 |
| 2265 W. 3rd Ave | 22 | 5,630,000 | 255,909 | 20159 88th Ave (ST) | 91 | 18,800,000 | 206,593 |
| 2854-64 W. 4th Ave (DS) 2 Bldgs | 14 | 4,976,000 | 355,429 | Total | 137 | 24,918,000 | 181,883 |
| 2324 W. Broadway | 6 | 1,875,000 | 312,500 | Maple Ridge | | | |
| 2842 W. 4th Ave (DS) | 9 | 3,050,000 | 338,889 | 11872 Laily | 12 | 1,237,500 | 103,125 |
| * 1875 W. 7th Ave | 39 | 9,300,000 | 238,462 | 11682 224th | 21 | 1,430,000 | 68,095 |
| 1996 Trutch | 11 | 3,450,000 | 313,636 | Total | 33 | 2,667,500 | 80,833 |
| 2375 York | 8 | 3,180,000 | 397,500 | New Westminster | | | |
| 2460 Trafalgar (ST) | 26 | 12,200,000 | 469,231 | 315 Agnes | 42 | 4,560,000 | 108,571 |
| 2230 Cornwall | 6 | 4,500,000 | 750,000 | 430 11th St | 35 | 3,795,000 | 108,429 |
| 2880 W 4th (ST) | 13 | 6,450,000 | 496,154 | 515 Ninth St | 47 | 5,200,000 | 110,638 |
| 1955 Trafalgar (ST) | 13 | 6,360,000 | 489,231 | 520 Tenth | 50 | 5,500,000 | 110,000 |
| Total | 186 | 66,561,000 | 357,855 | 427-429 Eighth (2 buildings) | 29 | 3,650,000 | 125,862 |
| Vancouver (Marpole) | | | | North Vancouver | | | |
| 8675 Fremlin | 18 | 2,510,000 | 139,444 | 130 W. 5th St | 48 | 7,575,000 | 157,813 |
| 8781 Granville | 8 | 1,375,000 | 171,875 | * 531 Lonsdale (TH) | 15 | 2,730,000 | 182,000 |
| 8580 Oak | 17 | 2,650,000 | 155,882 | 216 E. 12th St | 13 | 2,598,000 | 199,846 |
| 8676 Oak | 8 | 1,445,000 | 180,625 | 260 E. 12th St | 60 | 9,000,000 | 150,000 |
| 1396 W. 71st Ave | 6 | 1,550,200 | 258,367 | * 372 E. 3rd St | 16 | 2,975,000 | 185,938 |
| 8638 Hudson | 10 | 1,775,000 | 177,500 | 1445 Chesterfield | 51 | 7,900,000 | 154,902 |
| Total | 67 | 11,305,200 | 168,734 | 123 E. 3rd St | 7 | 1,635,000 | 233,571 |
| Vancouver (S Granville) | | | | Port Coquitlam | | | |
| 4141 Oak | 12 | 2,160,000 | 180,000 | 2066 Coquitlam | 12 | 1,400,000 | 116,667 |
| 1255 W. 12th Ave | 9 | 2,100,000 | 233,333 | 3035 Coast Meridian | 6 | 793,000 | 132,167 |
| 1175 W. 11th Ave | 11 | 2,775,000 | 252,273 | 2110 Rowland St (TH) | 36 | 3,790,000 | 105,278 |
| 3075 Willow | 8 | 3,600,000 | 450,000 | Total | 54 | 5,983,000 | 110,796 |
| 2208 Alder (DS) | 8 | 1,900,000 | 237,500 | Richmond | | | |
| * 1995 W. 19th Ave | 10 | 4,630,000 | 463,000 | 11671-11675 7th Ave | 258 | 44,000,000 | 170,543 |
| 1255 W. 12th Ave | 10 | 4,500,000 | 450,000 | Surrey | | | |
| Total | 68 | 21,665,000 | 318,603 | 12730 66th | 53 | 12,200,000 | 230,189 |
| Vancouver (West End) | | | | White Rock | | | |
| 1310 Burnaby | 28 | 5,150,000 | 183,929 | 1340 Fir St | 10 | 1,280,000 | 128,000 |
| 935 Jervis | 19 | 5,935,000 | 312,368 | 15501 Marine Drive | 8 | 1,040,000 | 130,000 |
| 1169 Pacific | 23 | 3,950,000 | 171,739 | Total | 18 | 2,320,000 | 128,889 |
| 2035 Barclay (HR) | 28 | 8,500,000 | 303,571 | Cambie & Marine | | | |
| 1436 Pendrell | 13 | 3,688,000 | 283,692 | 4425 SW. Marine (DS) (TH) | 70 | 23,750,000 | 339,286 |
| * 1414 Davie (HR) | 36 | 7,800,000 | 216,667 | SOLD BY THE GOODMAN TEAM | | | |
| 1549 Barclay St | 21 | 3,865,000 | 184,048 | The sale information provided is a general guide only. There are numerous variables to be considered such as: | | | |
| 1020 Chilco | 6 | 2,010,000 | 335,000 | 1) Suite Mix | 6) Frame or High Rise | (HR) High-rise | |
| 1937 Pendrell (HR) | 37 | 13,500,000 | 364,865 | 2) Rents/sq. ft. | 7) Strata vs. Non-Strata | (MR) Mid-rise | |
| 1873 Nelson (MR) | 42 | 10,080,000 | 240,000 | 3) Net Leaseable Area | 8) Land Value (Development Site) | (TH) Townhouse | |
| 1436 Pendrell | 14 | 4,350,000 | 310,714 | 4) Buildings' Age and Condition | 9) Special Financing | (ST) Strata | |
| Total | 267 | 68,828,000 | 257,783 | 5) Location | | (DS) Development Site | |
| | | | | | | (EST) Estimated Price | |
| | | | | | | (SP) Share Purchase | |
| | | | | | | (NC) New Construction | |