Reported Sales

1. 1441 St. Georges Avenue
   North Vancouver
   - 80 rental units & 15 CRU's
   - $394,737 per unit
   - $37,500,000

2. 240 St. Andrews Street
   North Vancouver
   - 19 units
   - $390,526 per unit
   - $7,420,000

3. 357 West 4th Street
   North Vancouver
   - 12 units
   - $336,875 per unit
   - $4,042,500

4. 1630 Chesterfield Avenue
   North Vancouver
   - 11 units
   - $322,727 per unit
   - $3,550,000

5. 4362 Maywood Street
   Burnaby
   - 62 units
   - $241,935 per unit
   - $15,000,000

6. 7120-7180 Pandora Street
   Burnaby
   - 48 units
   - $281,250 per unit
   - $13,500,000

7. 7040 Arcola Street
   Burnaby
   - 48 units
   - $285,250 per unit
   - $12,800,000

8. 6665 Royal Oak Avenue
   Burnaby
   - 19 units
   - $286,358 per unit
   - $5,475,000

9. 5190 Hastings Street
   Burnaby
   - 13 units
   - $250,000 per unit
   - $3,250,000

Featured Listings

- **7070 Inlet Drive, Vancouver, BC**
  - 117-unit apartment complex on 2.7 acres of land
  - Incredible mountain and water views
  - Please contact listing agents for pricing.

- **2293 West 6th Avenue, Vancouver, BC**
  - Prime corner location in Kitsilano
  - Townhome complex with favourable suite mix
  - $8,498,000

- **2225 West 1st Street, Vancouver, BC**
  - Desirable “North-of-Fourth” location
  - Suite mix featuring 75% two-bedroom suites
  - $7,998,000

- **5 Building Apartment Portfolio in BC North**
  - Combined 2.55 Acres of land
  - Offered at a 6.00% yield
  - $9,975,000

Your Apartment Experts

- **STEVE FAME**
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Burnaby Cap Rate VS Price Per Unit

On July 24, 2017, the City of Burnaby’s Council adopted the Metrotown Downtown Plan. The vision is aimed at creating a downtown for Burnaby. As shown in the land use designation map below, the City of Burnaby has made for an extensive push for more density and commercial space in the core, transitioning to residential towards the perimeter of Metrotown. Contact us today to receive a personalized overview of the Metrotown Downtown Plan.

Source: City of Burnaby

North Vancouver Market Overview

Current & Proposed Developments

With approximately 2,566 rental units, North Vancouver is home to approximately 11% of the purpose-built rental developments in the Lower Mainland that have recently completed, are currently being built, or are in the rezoning or development permit stage.

### Area

<table>
<thead>
<tr>
<th>Area</th>
<th>Number of Projects</th>
<th>Number of Units</th>
<th>Average # of Units per Development</th>
</tr>
</thead>
<tbody>
<tr>
<td>Central Lonsdale</td>
<td>11</td>
<td>1,208</td>
<td>110</td>
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<tr>
<td>Lower Lonsdale</td>
<td>5</td>
<td>301</td>
<td>60</td>
</tr>
<tr>
<td>Lynn Valley</td>
<td>2</td>
<td>158</td>
<td>79</td>
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<tr>
<td>Lynnmuir/Maplewood</td>
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<td>498</td>
<td>100</td>
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<tr>
<td>Marine Drive</td>
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<td>171</td>
<td>57</td>
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<tr>
<td>Norgate</td>
<td>1</td>
<td>74</td>
<td>74</td>
</tr>
<tr>
<td>Seymour/Dollarton</td>
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<td>63</td>
<td>32</td>
</tr>
<tr>
<td>Upper Lonsdale</td>
<td>3</td>
<td>93</td>
<td>31</td>
</tr>
<tr>
<td><strong>Total/Average</strong></td>
<td><strong>32</strong></td>
<td><strong>2,566</strong></td>
<td><strong>80</strong></td>
</tr>
</tbody>
</table>

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9827 97 Avenue, Fort St. John
9820 102 Avenue, Fort St. John
1617 108 Avenue, Dawson Creek
10417 13 Street, Dawson Creek
9819 102 Avenue, Fort St. John

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Burnaby
North Vancouver