

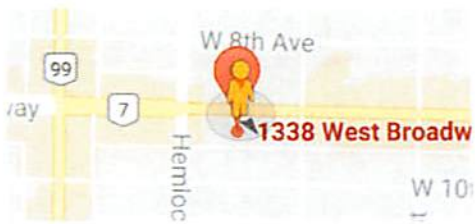
Google Maps 1355 W Broadway



Image capture: May 2016 © 2016 Google

Vancouver, British Columbia

Street View - May 2016



## **BROADWAY PACIFIC PLAZA**

**Address:** 1338 West Broadway, Vancouver, BC

**Legal Description:** PID 009-116-427, Lot E, Block 352, District Lot 36,  
Plan PAV21510

**Age:** Built 1989

**Lot Size:** 200.19 X 125 approximately 25,027 square feet

**Zoning:** C-3A

**Parking:** Two level under ground for a total of 116 cars

**Elevators:** Two serving 2 parking levels and four floors of the building

**Gross Building area:** 61,211 ( subject to verification by the buyer)

**Assessments (2016):** Land \$28,125,000  
Improvements \$215,000 **Total \$28,340,00**

**Property Taxes (2016):** \$393,327.50

**Estimated Net Income:** \$1,100,000 per year (subject to verification)

**Price:** **\$35,000,000**

**Contact:** **Amrik S Rai**  
**Tel. 604-709-9200 email [amrik@incomerealty.ca](mailto:amrik@incomerealty.ca)**

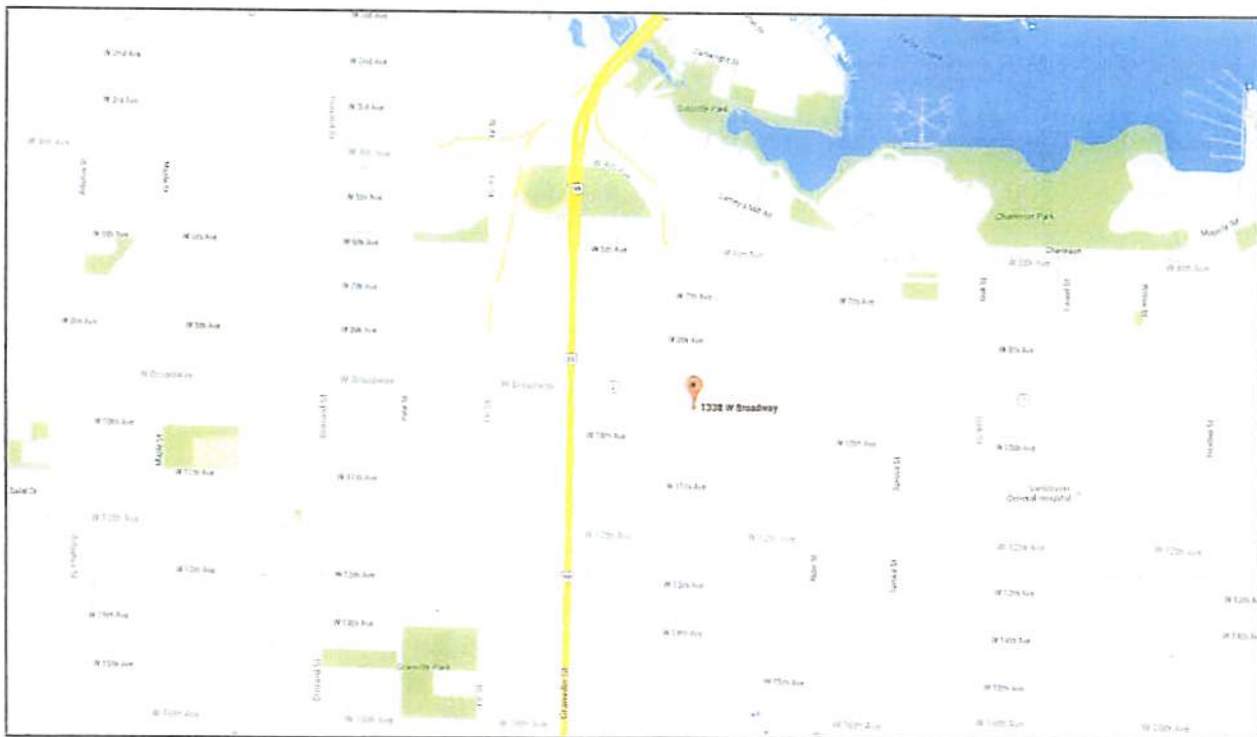
**Income Realty Inc.**

### **E. & O. E.**

These statements are based upon the information furnished by the Principals and sources which we deem reliable-for which we assume no responsibility, but which we believe to be correct. This submission is made subject to prior sale, change in Price or terms, or withdrawal without notice. Prospective Purchasers or tenants should not construe this as legal advice. You should consult your counsel, accountant or other advisors on matters related to this presentation. Income Realty Inc. **Realtor**

## SUMMARY OF PROPERTY DETAILS

- Civic Address:** 1338 West Broadway, Vancouver, BC
- Existing Development:** Four-storey concrete retail and office building comprising a Total Rentable Area of ±55,102 square feet.
- Location:** The Subject Property has prime location along the West Broadway Commercial Corridor within proximity to the Central Business District of the City of Vancouver. More specifically, the Subject Property is located on the south side of West Broadway Street between Birch and Hemlock Streets.



- Legal Description:** Lot E, Block 352, District Lot 526, Plan 21510.  
Title Number: GB78192  
Registered Owner: 344564 British Columbia Ltd  
Inc. No. 344564

## SITE DESCRIPTION

The subject is a rectangular shaped, property comprised of a single legal lot with a frontage of  $\pm 61.026$  meters ( $\pm 200$  feet) on the south side of West Broadway Street and a return depth of  $38.103$  meters ( $\pm 125$  feet). according to BC Assessment Authority (BCAA) records the total area content encompassed by the property is  $\pm 25,023$  sq.ft..

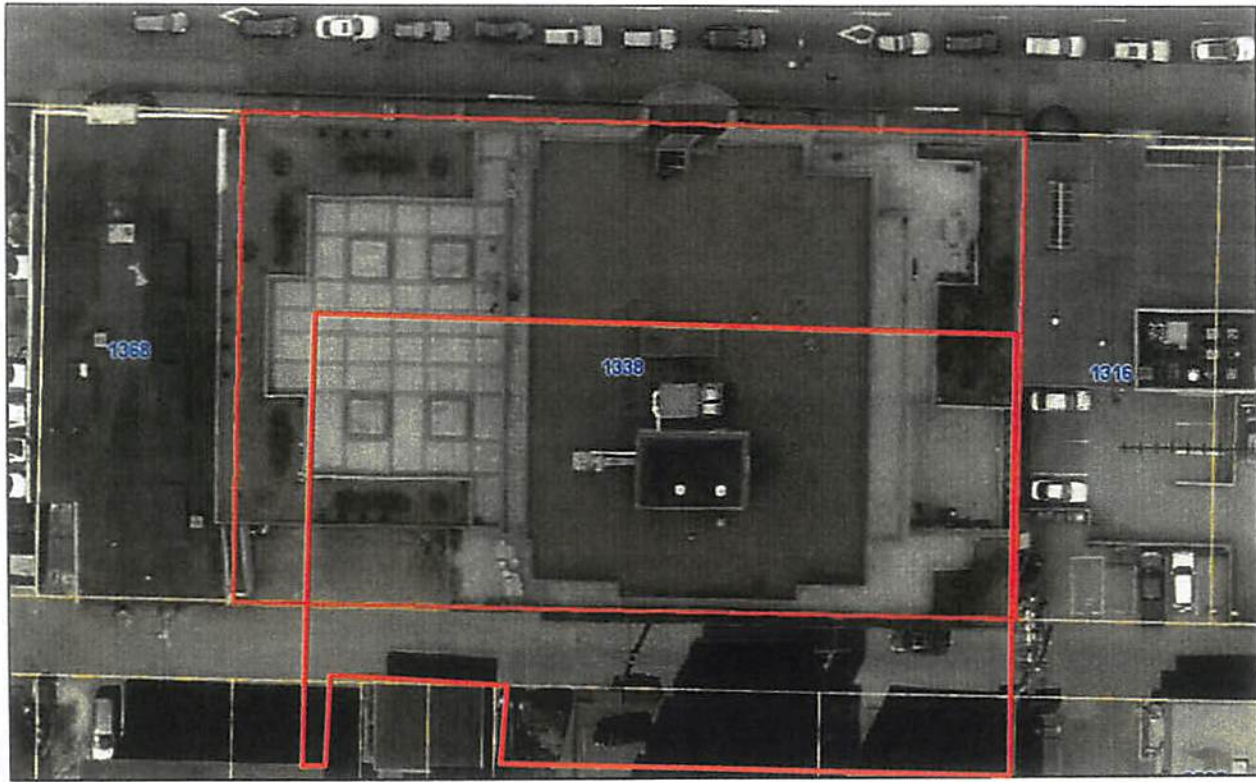


We assume that all normal services are in proximity to the Subject Property, including:

- Sanitary and storm sewers
- City water supply
- Power and natural gas
- Telephone and cablevision

## DESCRIPTION OF THE IMPROVEMENTS

The Subject Property is improved with a 4-storey building demised into ground floor retail space (Staples) and upper floor office accommodation and below grade parking. According to the City of Vancouver records, the improvements were constructed circa 1989; therefore the age of the Subject Building is approximately 27-years old.



The improvements include a concrete foundation and a concrete above ground structure. The project includes extensive use of glazing throughout all the floors. The building is sited fronting the south side of West Broadway and it is currently anchored by *Staples* a *mid-box* format office product retailer. Exterior façade includes tile and painted concrete.

Based upon the landlord's rent roll (summary), the improvements have a gross leasable area of ±55,102 square feet. For more accuracy, we recommend the services of a surveyor in order to estimate the exact gross and rentable building areas.

**BROADWAY PACIFIC PLAZA**

**RENTAL INCOME FOR THE MONTH OF August 2016**

Suite	Tenant	Rent	Operating Expenses	Property Taxes	Recycling	Misc	5% GST	Total
1322	Staples	27,633.29	3,343.87	9,598.12			2,028.76	42,604.03
200	Vancouver Premier College	10,103.94	5,217.31	4,121.18	60.00		975.12	20,477.55
202	BC Resident Care Aide Inc	4,958.33	2,485.00	1,962.92	60.00		473.31	9,939.56
238	Mao & Co.	2,183.01	1,162.45	918.23	30.00		214.68	4,508.37
288	Create Career College	3,919.79	1,881.50	1,486.21	-		364.38	7,651.88
290	Vancouver Premier College	3,271.42	1,506.62	1,190.09			298.41	6,266.54
300	Dr. D. Wilkie	3,465.68	1,399.41	1,105.40			298.52	6,269.01
301	UTCM Acupuncture	2,752.50	1,302.85	1,029.13			254.22	5,338.70
303	Minglian Holdings	3,345.58	1,500.23	1,185.04	60.00		304.54	6,395.39
304	Vocational Consulting	2,212.25	1,188.55	938.84	60.00		219.98	4,619.62
305	Vancouver Pediatric	3,455.83	1,338.35	1,057.17	30.00	-	294.07	6,175.42
338	S & U Homes	1,063.75	422.66	388.62	30.00		95.25	2,000.28
400	Dr. Kovacs	2,449.50	907.39	716.75	30.00		205.18	4,308.82
401	Broadway OB/GYN	4,160.25	1,648.63	1,302.26			355.56	7,466.70
402	Dr. Garry Lunn	2,318.88	1,013.18	800.32			206.62	4,339.00
404	Dr. Cristina Stanciu, Inc	1,545.38	675.21	533.35			137.70	2,891.64
408	Dr. Francis Law	1,790.54	801.59	633.18			161.27	3,386.58
409	Raymond Young	1,731.17	627.65	495.78			142.73	2,997.33
410	VACANT						-	-
Parking	Metro Parking						-	
	<b>TOTAL</b>	<b>82,361.09</b>	<b>28,422.45</b>	<b>29,462.59</b>	<b>360.00</b>	<b>-</b>	<b>7,030.31</b>	<b>147,636.43</b>
							<b>-</b>	<b>147,636.44</b>

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**BROADWAY PACIFIC PLAZA**  
**Divisional Statement of Income and Retained Earnings**  
**For the Year Ended December 31, 2015**  
*(Unaudited - See Notice To Reader)*

	2015	2014
<b>RENTAL INCOME</b>	<b>\$ 1,787,794</b>	<b>\$ 1,653,673</b>
<b>EXPENSES</b>		
Amortization	159,752	166,858
Insurance	16,972	24,538
Office	392	531
Professional fees	1,715	1,150
Property taxes	375,837	366,939
Repairs and maintenance	214,192	174,092
Security	28,845	30,317
Supplies	13,020	10,557
Telephone	3,951	3,229
Tenant inducements and commissions	50,948	54,240
Utilities	96,407	97,843
	<u>962,031</u>	<u>930,294</u>
<b>NET INCOME</b>	<b>825,763</b>	<b>723,379</b>
RETAINED EARNINGS - BEGINNING OF YEAR	-	-
<b>RETAINED EARNINGS - END OF YEAR</b>	<b>\$ 825,763</b>	<b>\$ 723,379</b>

Wages + Benefits = 67,100.  
 (not included in above expenses)

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### RECENT SALES ON WEST BROADWAY

Address	Land Size	Price	Zoning	\$ price/sq ft	Sale Date
604	31,250	\$38,888,888	C-3A	1,124	09/15/2015
1424	15,625	\$19,800,000	C-3A	1,267	01/22/2016
1296	18,750	\$26,250,00	C-3A	1,400	02/15/2016
950	25,000	\$46,000,000	C-3A	1,840	05/12/2016
1745 W. 8th	56,550	\$70,000,000	C-3A	1,238	02/26/2016
1862	37,500	\$56,250,000	C-3A	1,500	09/01/2016

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