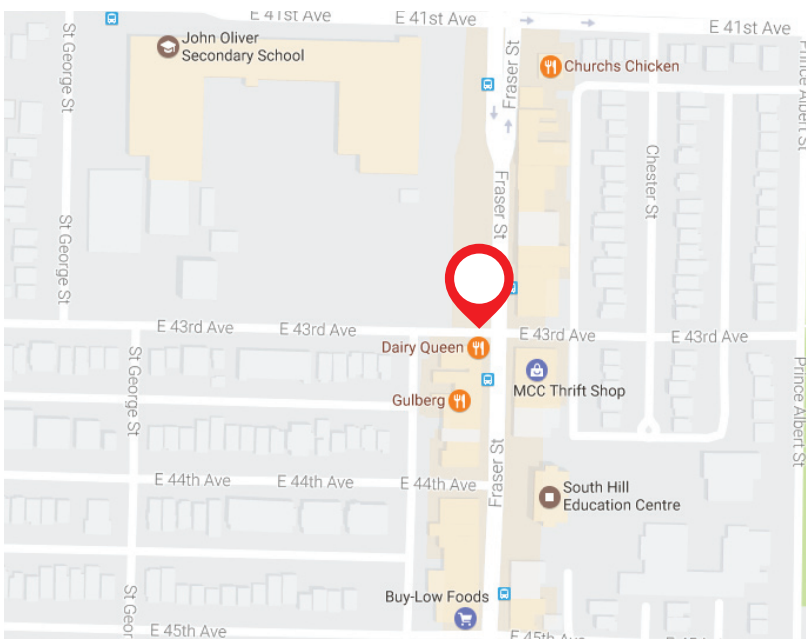


FOR SALE



**5907 Fraser St & 686 East 43rd Ave
Vancouver, BC**



**Amrik S Rai
Income Realty Inc.**

Tel: 604-709-9200

Email: amrik@incomerealty.ca

www.incomerealty.ca

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.
Green Income Realty Inc. **Realtor**

Civic Address: 5907 Fraser Street & 686 Ease 43rd Avenue,
Vancouver, BC

Property: Two storey mixed use building. Ground floor
retail and six residential units. Flat tar & gravel
roof. There is some open surface parking
behind the building.

Legal Description: PID 013-910-906 and 013-910-884
Lot 20 Block 2 DL 645 LD 36 Plan VAP 2317

Age: Built Approximately late 1950s early 1960s

Site: 57.2 X 105 Level with all city services

Zoning: C-2 Commercial

Property Taxes: \$59,806.57 (2016)

Unit Mix: 6 – 1 bedroom
4661 square Feet retail

Assessments:

Land	\$2,837,000
Improvements	\$3,289,000
Total	\$6,126,000

Financing: Free and Clear of all Financial Encumbrances

Further Information: **Amrik S. Rai**
Income Realty Inc.
Tel. 604-709-9200
email amrik@incomerealty.ca

Price: Offered unpriced basis

Income & Expense – 5907 Fraser Street & 686 E 43rd Avenue

INCOME

Residential		66,504.00
Commercial		
Base Rent	124,712.52	
Mgmt/CAM/PpTax	64,398.36	
GST	9,455.64	
Total Commercial		198,566.52
TOTAL INCOME		265,070.52

EXPENSES

Building Maint	18,798.00
Hydro/Fortis	4,024.00
Taxes	59,757.00
Water/Sewer	2,451.00
Insurance	5,521.00
TOTAL EXPENSES	90,551.00
Net Income	174,519.52

E. & O. E.

PAGE ONE												
STE TYPE	LAST INCR	DATE OCCUPIED	MARCH DEPOSIT	2017 STE NO.	RENT REPORT "FRASER ST" 686 E. 43rd Ave, Vancouver, BC	RENT DUE	PARKING	OTHER	\$ AMOUNT RECEIVED	COMMENTS		ACCUM ARREARS
1 BR		July 15	450.00	1		900.00			900.00		Prepaid Rent	(5,400.00)
1 BR	Aug 15	Jan 4/13	450.00	2		922.00			922.00		Credit	(72.00)
1 BR	Aug 15	Oct 1/11	425.00	3		870.00			870.00			
1 BR		Sept 1/16	500.00	4		1,000.00			1,000.00			
1 BR		Jan 1/16	450.00	5		900.00			900.00			
1 BR		July 1/16	500.00	6		950.00			950.00			
TOTALS			2,775.00			5,542.00	-	-	5,542.00			(5,472.00)

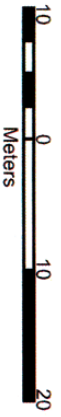
MARCH 2017 5907 / 5919 FRASER ST										
Unit No.	Security	Lease Start	Tenant	Rent	Management Fee	CAM	Property Tax	GST	Total	
5907	20,202.66	Dec 1/08	DAIRY QUEEN	7,505.21	375.26	394.72	2,802.93	553.91	11,632.02	
5919	5,544.00	Oct 1/14	Multiple Insurance Services Inc	2,887.50	144.38	465.08	1,184.17	234.06	4,915.18	
	25,746.66		TOTALS	10,392.71		859.80	3,987.10		16,547.21	

LEASE DETAILS

Fraser St
Vancouver, BC

Unit #	Tenant	Storage Area	Rentable Area	Lease Start		Lease Expiry		Rate (per yr)	Lease Type	Security Deposit		Option to Renew		Other
				Month	Year	Month	Year			To start	Remaining	Terms	Years	
5907	Dairy Queen		3275	Dec Dec	2008 2013	Nov Nov	2013 2018	\$ 23.50 \$ 27.50	3Net	\$20,202.66	\$	2	5	Fixturing September-December 2008 Free Base Rent: Dec 08 Jan 09
5919	Multiple Insurance		1386	Oct Oct	2014 2016	Sept Sept	2016 2019	\$ 24.00 \$ 25.00	3Net	\$ 5,544.00				
TOTALS	Rentable Square Feet	0	4661											

E. & O. E.



Scale 1 : 540

Mar 21, 2017 15:03