

Green Team Realty Inc

“The Yorkson Grove”

8026 – 207 Street, Langley, B. C.



Amrik S Rai

Tel 604-709-920

Email amrik@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 Team Realty Inc. **Realtor**

Civic Address: 8026 – 207 Street, Langley, B. C.

Property: 58 Apartment Units within a five storey building over single level 80 + underground parking spaces. 15 visitors plus 2 handicap ground level parking spaces, in the front.

Age: Construction Completed September 2014

Site: Rectangular, level with all city services

Gross Site Area: 37,897 sq. ft (0.87 acres)

Gross Building Area: 60,506 sq. ft.

Net Rentable Area: 59,659

Unit Mix

- 36 – 2 bedroom, 2 bathroom plus den
- 4 – 2 bedroom, 2 bathrooms plus den plus Loft
- 3 – 2 bedroom, 2 bathrooms plus Loft
- 11 – 1 bedroom, 1 bathroom plus den
- 4 – 1 bedroom, 1 bathroom

58 Units Total

Projected Gross Income: \$990,000

Stabilized Net Income: \$715,200

Financing: \$10,250,000 at 3.3% in favour of CIBC, 5 year
Starting November 2014

Further Information:

Amrik S. Rai

Green Team Realty Inc

Tel 604-709-9200

Email amrik@incomerealty.ca

Price:

\$17,500,000

E. & O. E.

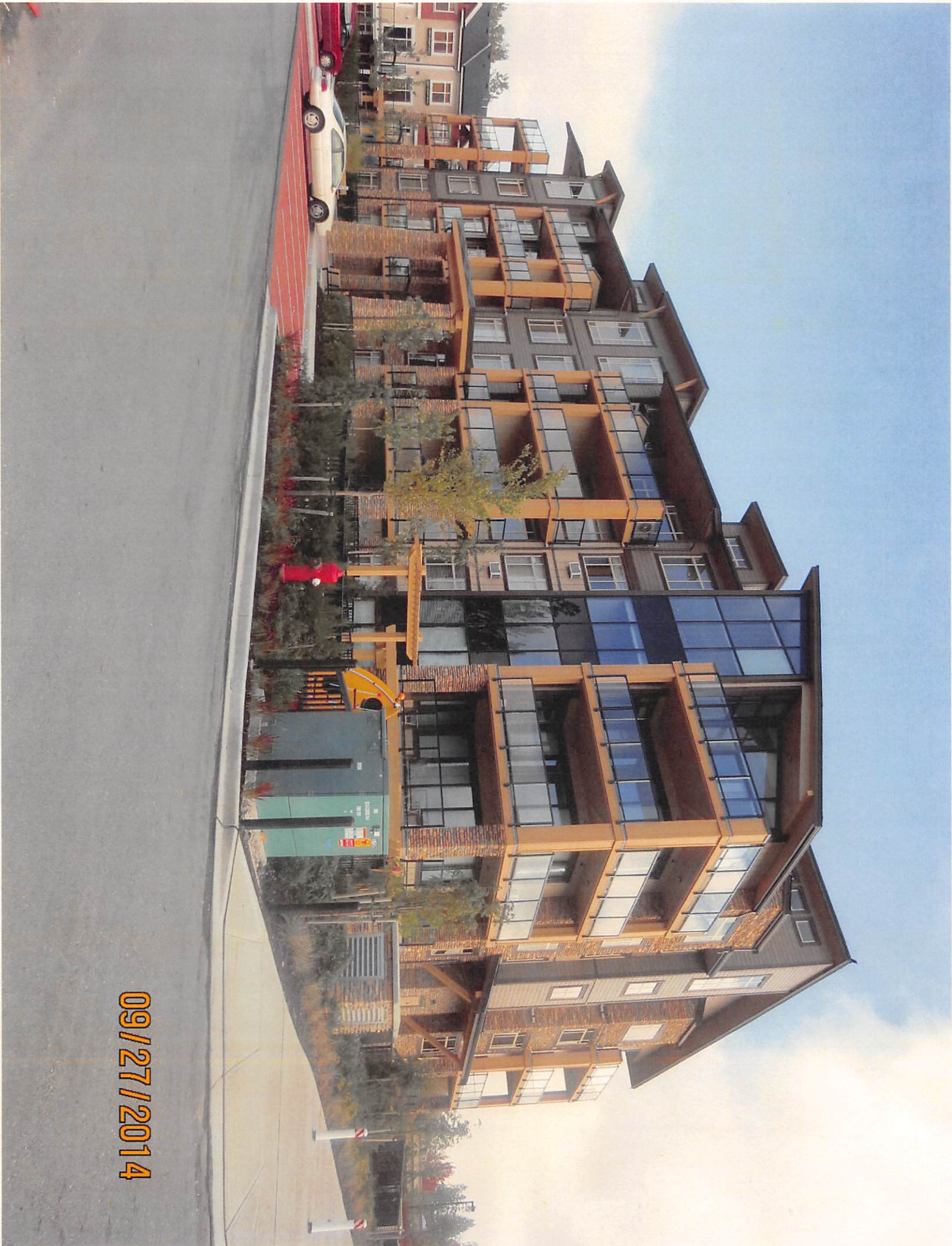
These statements are based upon the information furnished by the Principals and sources which we deem reliable for which we assume no responsibility, but which we believe to be correct. This submission is made subject to prior sale, change in Price or terms, or withdrawal without notice. Prospective 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 Team Realty Inc **Realtor**

PRO-FORMA
8026 - 207 Street, Langley, BC
12 months ending December 1015

Anualized Gross Income	\$1,020,600	\$1,020,600
Landry Income	0	
Parking Income	0	
Vacancy & bad debt allowance 3%	-\$30,600	
Effective Gross Income		<u>\$990,000</u>
EXPENSES:		
Property Taxes	\$100,000	
Insurance	\$22,000	
Caretaker Wages & Benefits	\$33,000	
Elevator	\$2,160	
Repairs & Maintenance		
\$450/u/y	\$26,100	
Enter phone	\$2,200	
Utilities (Gas & Electricity)	\$65,000	
Landscaping	\$5,000	
Advertising	\$5,000	
Property Management @ 4%	\$39,600	
Miscellaneous	<u>\$5,000</u>	
Total Expenses	<u>\$274,800</u>	<u>\$4,738/U/Y</u>
Net operating Income before debt service		<u>\$715,200</u>

Note:

Repairs and maintenance at \$450/U/Y is deem to be reasonable considering age and quality of the building. A share purchase is available. **E. & O. E**



09/27/2014

ENT Luxury in Langley



Location Location Location

- Yorkson Grove luxury rentals are at 207 St. & 82 Ave in Langley BC
- Most desirable, **safest area of Langley**, best community amenities
- Under 5 minutes to 200 St. freeway exit
- Under 5 minutes to the **Skytrain Park & Ride** express bus
- Almost across the street from the new **42 acre Yorkson Community Park**
- Across the street from the new Willoughby mall:
 - *Large Grocer*
 - *Shoppers Drug Mart*
 - *Town Centre Liquor Store*
 - *Coffee, Sushi, Dental, Banks....*

[Click here to show/hide map image](#)

**Your rent
includes:**

- Secure parking (also extra parking available)
- Mini storage garage
- High-end appliances
- Shaw digital cable HDTV with PVR
- Shaw High Speed Internet
- Unbelievable quality and luxury

Luxury Features include:

- Large, secure mini garage storage by your parking spot
- Secure underground parking
- Air conditioned master bedrooms
- Quieter suites with the Quadra Homes acoustic package
- Elegant 9 foot ceilings
- Overheight 7 foot solid-core fir wood doors
- Granite counter tops
- Large under-mount double sink in the kitchen
- Built-in sink garburator
- Stainless steel appliances
- French door fridge with ice/water dispenser
- Slide-in, front control range with convection oven
- Full size built-in microwave oven
- Full size dishwasher with stainless interior
- Wood cabinets with soft closing doors and drawers
- Full size front loading washer and dryer in suite
- Tile floors in kitchen and washroom
- Heated floors in the ensuite washroom
- Heated mirrors for fog-free grooming
- Permanent LED night light in the washroom
- Fibre Optic cable to the suite
- Shaw HDTV with PVR
- Shaw High Speed Internet
- Built-in USB outlets in the kitchen and bedrooms
- Beautiful West Coast architecture
- and so much more...

Location Location Location

- Yorkson Grove luxury rentals are at 207 St. & 82 Ave in Langley BC
- Most desirable, **safest area of Langley**, best community amenities
- Under 5 minutes to 200 St. freeway exit
- Under 5 minutes to the **Skytrain Park & Ride** express bus
- Almost across the street from the new **42 acre Yorkson Community Park**
- Across the street from the new Willoughby mall:
 - Large Grocer
 - Shoppers Drug Mart
 - Town Centre Liquor Store
 - Coffee, Sushi, Dental, Banks....



RENT
The Absolute Best
Luxury in Langley



RENT includes Cable TV & Internet

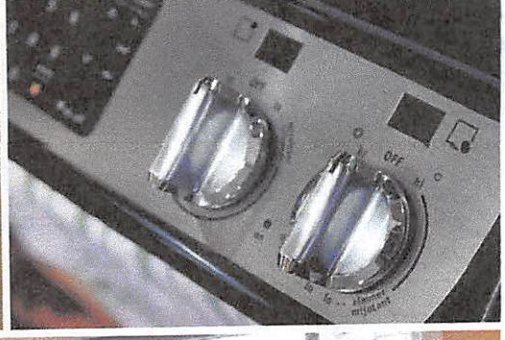
All suites are **air-conditioned** and have **assigned parking spaces**, with adjoining **mini storage garage** that has an electrical outlet for a freezer!



Mini storage garage, with electrical outlet! Adjoins your parking space

yorkson grove 
Luxury Rentals in Langley







RENT Luxury in Langley

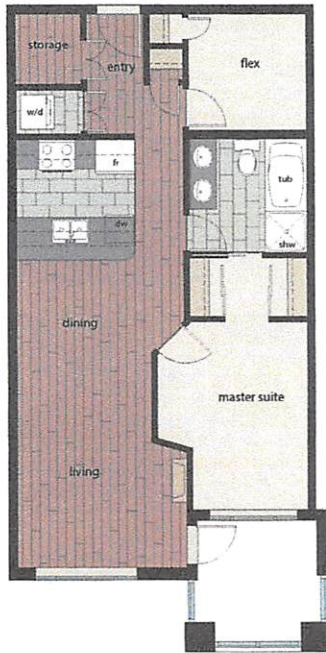
Location Location Location

- ◇ Yorkson Grove luxury rentals are at 207 St. & 82 Ave
- ◇ Most desirable, **safest area of Langley**, best community amenities
- ◇ **Schools, Schools, Schools** — **amazing choice of great schools within walking distance**
- ◇ Under 5 minutes to 200 St. freeway exit
- ◇ Under 5 minutes to the **Skytrain Park & Ride** express bus
- ◇ Almost across the street from the new **42 acre Yorkson Community Park**
- ◇ Across the street from the new Willoughby mall:
 - » **Large Grocer**
 - » **Shoppers Drug Mart**
 - » **Town Centre Liquor Store**
 - » **Coffee, Sushi, Dental, Banks....**

Your rent includes:

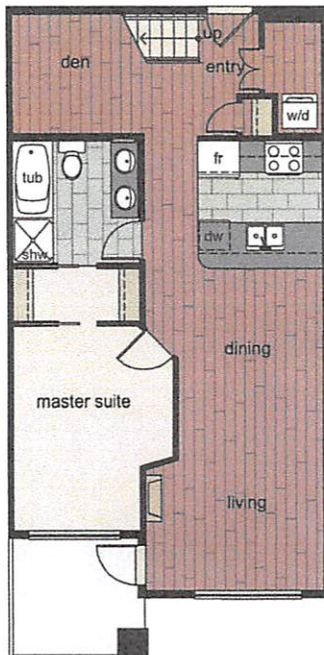
- Large Mini Storage Garage
- Six Stainless Steel High-end appliances
- Shaw digital cable HDTV with PVR
- Shaw High Speed Internet
- Unbelievable quality and luxury
- Assigned parking (also extra parking available)

RENT Luxury in Langley



Master Suite & Flex Room

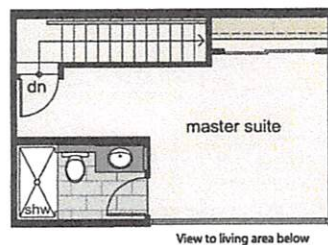
Style D - \$1,150 to \$1,200



Two Level PENTHOUSE

2 Master Suites & Den

Style H - \$1,700



The Best Rental Building in Langley

Luxury Features include:

- Large, mini storage garage by your parking spot
- Assigned underground parking
- Air conditioned master bedrooms
- Quieter suites with the Quadra Homes acoustic package
- Elegant 9 foot ceilings
- Overheight 7 foot solid-core fir wood doors
- Granite countertops
- Large under-mount double sink in the kitchen
- Built-in sink garburator
- Stainless steel appliances
- French door fridge with ice/water dispenser
- Slide-in, front control range with convection oven
- Full size built-in microwave oven
- Full size dishwasher with stainless interior
- Wood cabinets with soft closing doors and drawers
- Full size front loading washer and dryer in suite
- Tile floors in kitchen and washroom
- Heated floors in the ensuite washroom
- Heated mirrors for fog-free grooming
- Permanent LED night light in the washroom



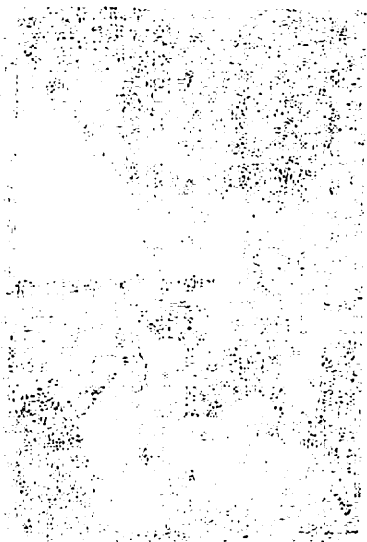
yorkson
grove 

- Fibre Optic cable to the suite
- Shaw HDTV with PVR
- Shaw High Speed Internet
- Built-in USB outlets in the kitchen and bedrooms
- Stunningly Beautiful West Coast architecture
- and so much more...



Monthly Rent includes:

Assigned parking (also extra parking available), Mini storage garage, High-end appliances, Shaw digital cable HDTV with PVR, Shaw High Speed Internet, Unbelievable quality and luxury

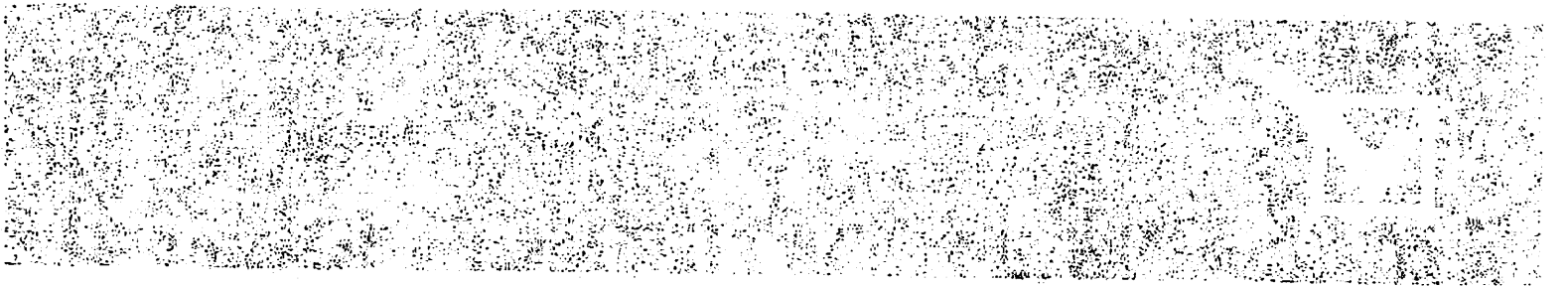


Very faint, illegible text or a small graphic element, possibly a signature or a small logo, located below the square image.

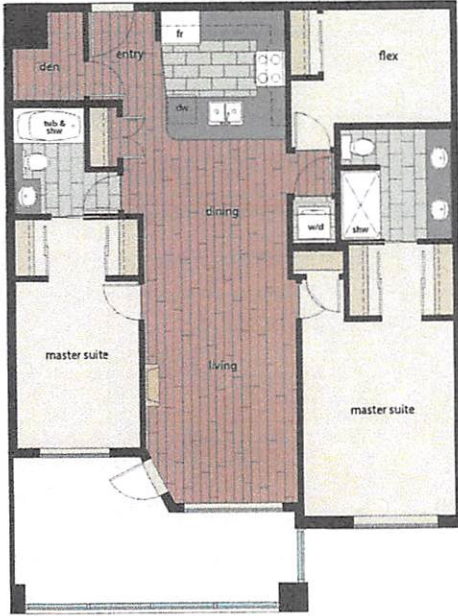
Very faint, illegible text located in the lower-left quadrant of the page, appearing as a list or a set of lines.

Very faint, illegible title or header text at the top of the main content area.

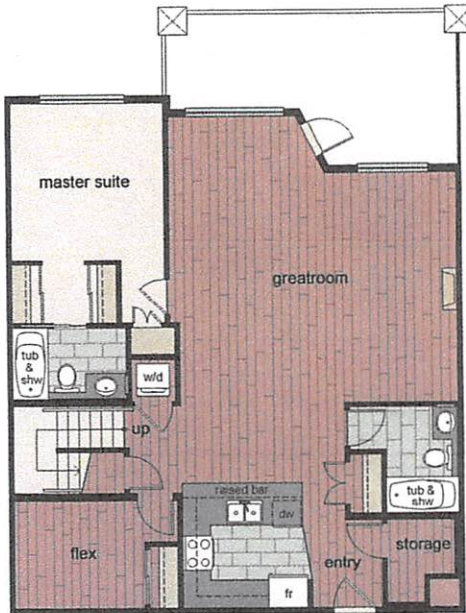
- Very faint, illegible list item 1
- Very faint, illegible list item 2
- Very faint, illegible list item 3
- Very faint, illegible list item 4
- Very faint, illegible list item 5
- Very faint, illegible list item 6
- Very faint, illegible list item 7
- Very faint, illegible list item 8
- Very faint, illegible list item 9
- Very faint, illegible list item 10
- Very faint, illegible list item 11
- Very faint, illegible list item 12
- Very faint, illegible list item 13
- Very faint, illegible list item 14
- Very faint, illegible list item 15
- Very faint, illegible list item 16
- Very faint, illegible list item 17
- Very faint, illegible list item 18
- Very faint, illegible list item 19
- Very faint, illegible list item 20



Executive Suites



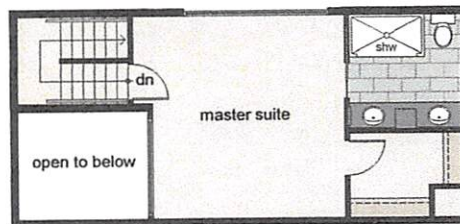
2 Master Suites, Flex Room & Den
Style G - \$1,500 to \$1,600



Two Level PENTHOUSE

2 Master Suites, Greatroom & Flex
Style L - \$1,700 - \$2,000

View to living area below



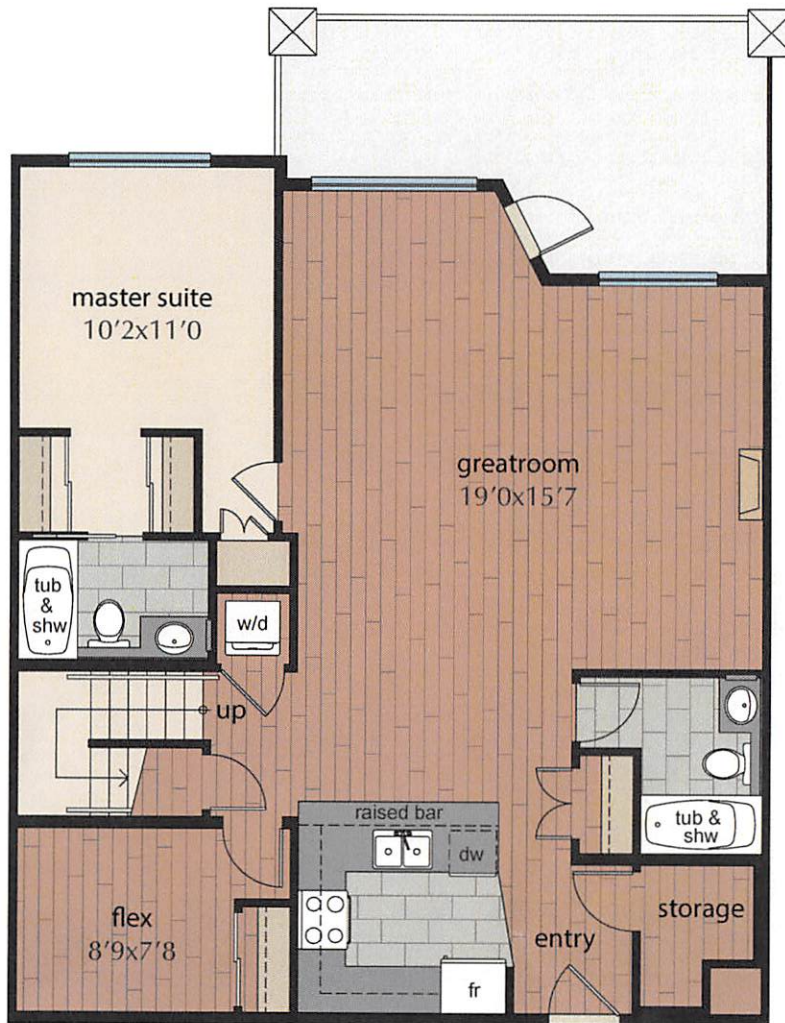


Two Level PENTHOUSE

2 Master Suites, Greatroom & Flex

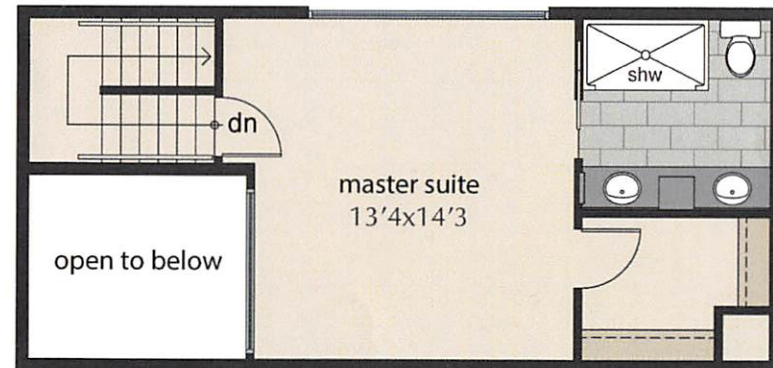
\$1,800 to \$2,000

Style L - 1,532 sq.ft.

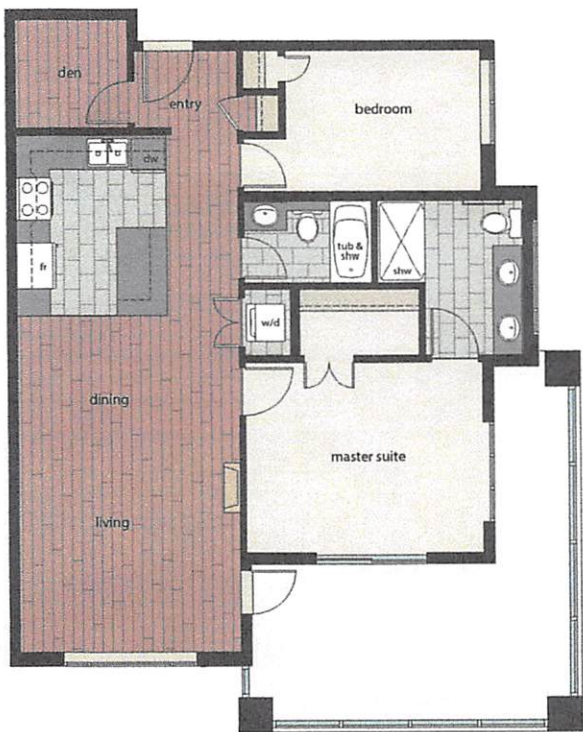


Kitchen in similar suite

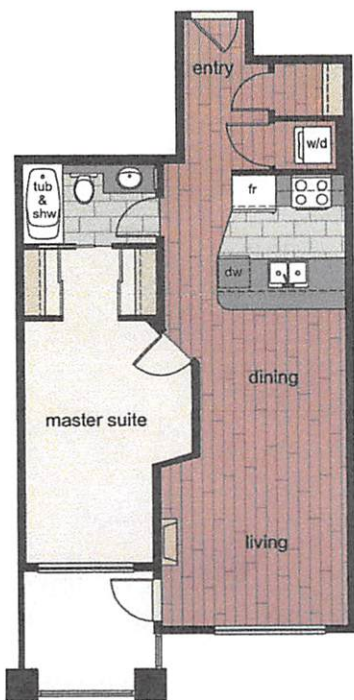
View to living area below

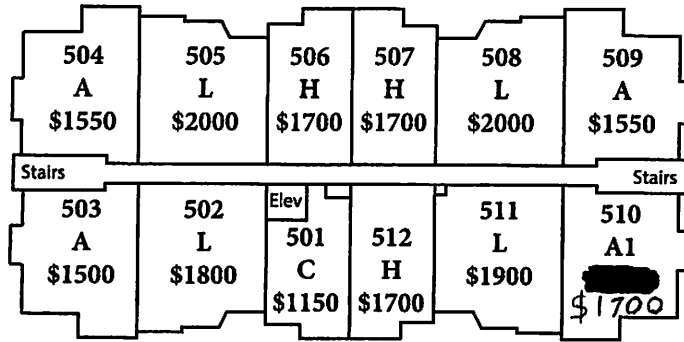


Beautiful Corner Location
Master Suite, 2nd Bedroom & Den
Style A - \$1,450 to \$1,600



Affordable Luxury
Master Suite *Style C - \$1,050 to \$1,100*



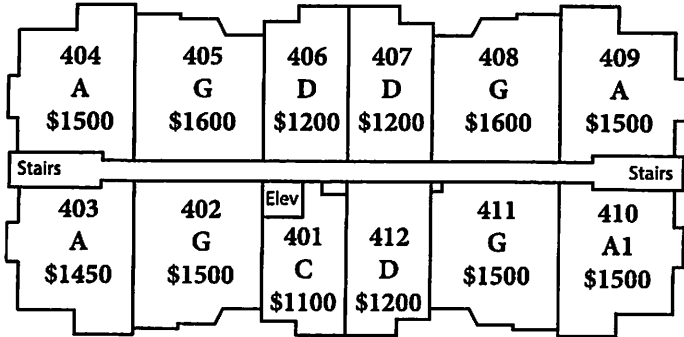


East side

5th Floor

Vaulted ceilings & Penthouses

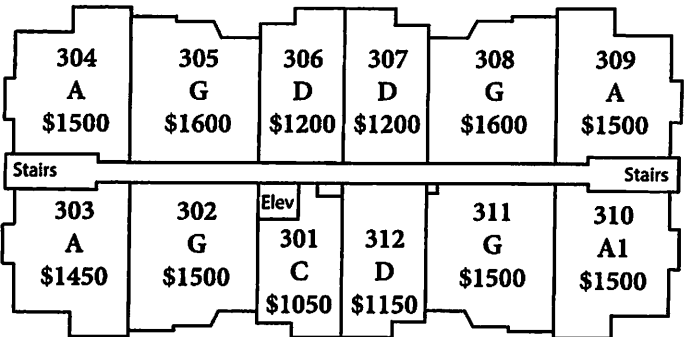
West side



East side

4th Floor

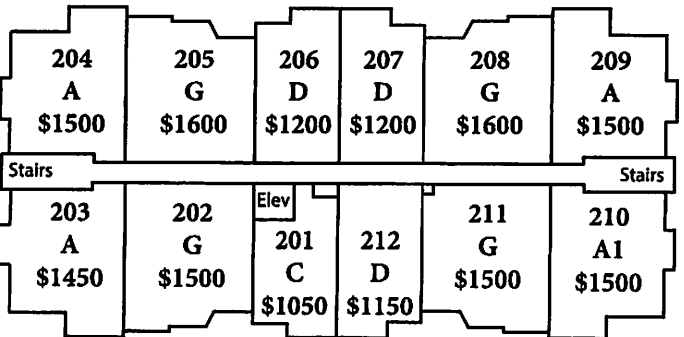
West side



East side

3rd Floor

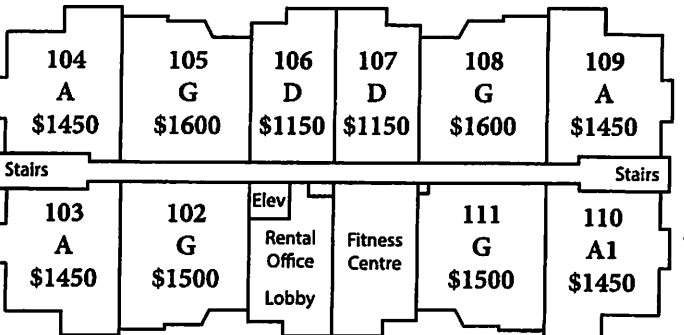
West side



East side

2nd Floor

West side



East side

1st Floor

West side