

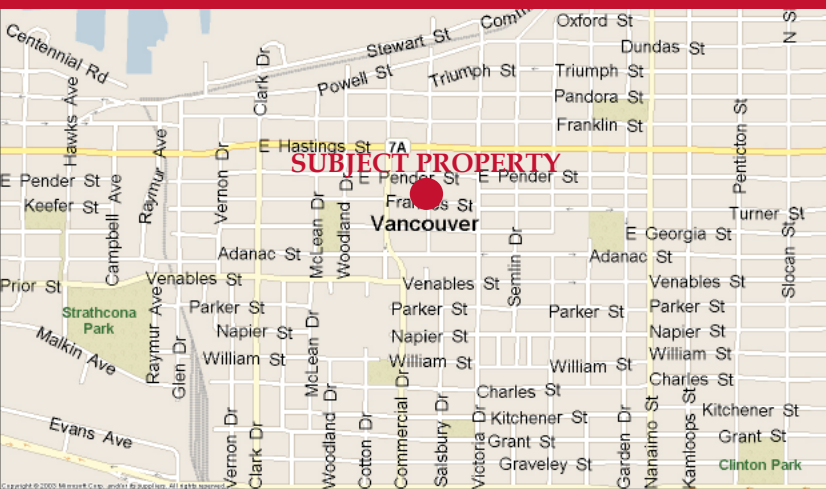
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# MULTI-FAMILY RESIDENTIAL INVESTMENT

1794 Frances Street, Vancouver, B.C.



TOTALLY RENOVATED 8 UNIT APARTMENT BUILDING



**Rob Greer**  
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**AVISON  
YOUNG**

Intelligent  
Real Estate Solutions

# MULTI-FAMILY RESIDENTIAL INVESTMENT

# 1794 Frances Street, Vancouver, B.C.

## DESCRIPTION

This completely renovated legal conforming Eight Unit Rental Apartment building is located in the very desirable Commercial Drive Area. The building features refurbished dark hardwood floors throughout. The kitchens all have new tile or granite countertops with updated cabinets and appliances. All bathrooms have new tile, flooring and fixtures. The building has been re-wired with new 230 Amp service plus new telephone/internet and cable. Each unit has been extensively updated in this low maintenance building. The torch on roof has also been redone and is only one year old. All units are individually metered for electricity with the tenants paying for all utilities. Common area laundry is available for all tenants as well.

## SUITE MIX

- 2 Bachelor Units
- 2 Two Bedroom Units
- 4 One Bedroom Units

\* All units are conforming legal units

**AGE** 1913

**LOT SIZE** 44 x 122

**TOTAL SIZE** 5,368 sq.ft.

**ZONING** RM-4

## RENT ROLL

#1 Bachelor	\$595.00
#2 One Bedroom	\$850.00
#3 Two Bedroom	\$1,250.00
#4 Bachelor	\$625.00
#5 One Bedroom	\$850.00
#6 Two Bedroom	\$1,150.00
#7 One Bedroom	\$895.00
#8 One Bedroom	\$825.00



## CURRENT GROSS INCOME (2007):

\$84,480

## GROSS EXPENSES (2007):

Property Taxes (2006)	\$3,577.00
Utilities	\$780.00
Garbage	\$1,108.00
Hydro.	\$2,004.00
Repairs and Maintenance	\$2,500.00
Insurance	\$3,200.00

**Total Expenses** \$13,169.00

\* Building is currently managed by the owner.

## NET INCOME (2007)

\$71,311.00

**SALE PRICE** \$1,470,000

For more information please contact:

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