



MULTI-FAMILY RESIDENTIAL INVESTMENT OPPORTUNITY

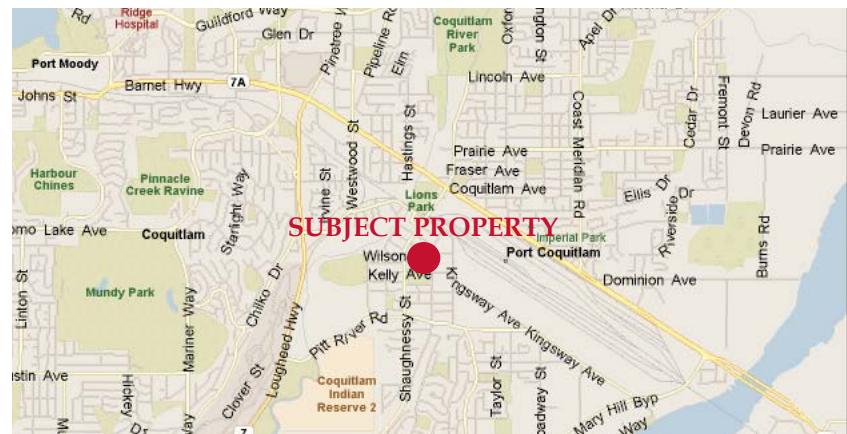
partnership.
performance.



12 UNIT APARTMENT BUILDING • EXCELLENT DEVELOPMENT SITE



2232 Atkins Avenue,
Port Coquitlam, B.C.



MULTI-FAMILY RESIDENTIAL INVESTMENT OPPORTUNITY

2232 Atkins Avenue, Port Coquitlam, B.C.

LOCATION

The subject property is strategically located at 2232 Atkins Avenue in Port Coquitlam's downtown core on a quiet Multi-Family residential street. The property is walking distance to transportation, shopping and all amenities. Port Coquitlam is centrally located in the Lower Mainland between the Fraser, Pitt and Coquitlam Rivers. With over 266 hectares of parkland within its borders, the community offers an extensive system of outdoor trails perfect for cycling, hiking and leisurely walks. It is a quick drive into Vancouver via the Lougheed or Trans Canada highways and an easy commute on the West Coast Express train. The City is within driving distance of the U.S. border, Vancouver International Airport and BC Ferries. One of the fastest growing areas in the Lower Mainland, Port Coquitlam offers an abundance of business opportunities. It is a small town with all the amenities of a large urban centre. Industrial and commercial land is reasonably priced, easily accessible and well serviced. Specialized manufacturing alone employs more than 13,000 people. Supporting and promoting economic growth continues to be a primary community focus. Consequently, Port Coquitlam has become the home base for a large number of progressive enterprises. The authentic downtown centre is complete with a main street lined with maple trees and decorative street lamps. Speciality shops, restaurants and small business establishments abound. Port Coquitlam is a warm and caring community committed to providing a desirable, safe place to live.

BUILDING FEATURES

All 12 units are legal and in excellent rental condition. Regular repairs and maintenance is evident throughout this building. The building is heated by hot water base board heat to help reduce costs to the owner. All units are individually metered with the tenants paying their own electricity and cable. The building is up to date with Port Coquitlam's Fire Department.

RENT ROLL

Available upon request

LEGAL DESCRIPTION

Lot 46-48 District Lot 289, Group 1 New Westminster, District Plan 2078

LOT SIZE

Three Separate Lot's Each Lot is 33' x 122' or 12,078 s.f. total lot size

PARCEL IDENTIFIER

012 492 256, 012 492 264, 012 492 281

ZONING

RM - 4

AGE

1968 (37 years old)

SUITE MIX

12 UNITS : 7 -2 Bedrooms; 5 -1 Bedrooms

FINANCING

Assumable Mortgage.

4 years remaining with a \$975,000 balance; 5.75%

GROSS ANNUAL RENTAL INCOME (2007):	\$110,640.00
GROSS LAUNDRY INCOME (2007):	\$1,200.00
GROSS INCOME:	\$111,840.00
EXPENSES:	
Utilities (water sewage):	\$ 5,864.00
Property Tax:	\$8,406.00
Insurance:	\$2,639.00
Management:	\$2,905.00
Gas:	\$8,647.00
Hydro:	\$795.00
Repairs and Maintenance:	\$2,400.00
TOTAL EXPENSES:	\$34,635.00
NET INCOME:	\$77,205.00
CAP RATE:	5.06%
SALE PRICE:	\$1,525,000

For more information please contact:

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