

APPRAISAL OF



APARTMENT UNIT

LOCATED AT:

FOR:

AS OF:

JANUARY 6, 2012

BY:

ADAM LAWRENSON, BBA, AACI, P. APP
LAWRENSON WALKER REALTY ADVISORS LTD.

JANUARY 06, 2012

Address of Property:

Market Value: \$ \$230,000

In accordance with your request and authorization, an investigation, analysis and appraisal report on the above described property has been completed for the purposes of estimating the Market Value.

After careful consideration of all the factors that affect value, the market value was estimated to be as referenced above.

The estimate is subject to the limiting conditions attached to this appraisal and to which the reader's attention is specifically directed.

The following report presents the basis of all opinions expressed herein.

The information contained herein should be sufficient for your purposes. Should you require further information or clarification as to any portion of this report, please contact me.

I certify that I have no interest, present or contemplated in the property appraised.

Yours truly,

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.:

CLIENT	CLIENT:				APPRAISER:	ADAM LAWRENSON, BBA, AACI, P. APP		
	ATTENTION:				COMPANY:	LAWRENSON WALKER REALTY ADVISORS LTD.		
	ADDRESS:				ADDRESS:	#200 1678 128TH STREET		
						SURREY, BC		
	E-MAIL:				E-MAIL:	info@lawrensonwalker.com		
	PHONE:			FAX:			PHONE:	604.535.1494

SUBJECT	NAME:									
	PROPERTY ADDRESS:				CITY:	VANCOUVER	PROVINCE:	BC	POSTAL CODE:	
	LEGAL DESCRIPTION:									
	PURPOSE OF THE APPRAISAL: To estimate market value or <input type="checkbox"/> Other									
	INTENDED USE OF THE APPRAISAL: LENDING PURPOSES									
	INTENDED USERS (by name or type): NOT AUTHORIZED FOR USERS OTHER THAN THE CLIENT NAMED.									
	REQUESTED BY: <input type="checkbox"/> Client above <input checked="" type="checkbox"/> Other AT THE MORTGAGE CENTRE									
	THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (If not current, see comments) <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective									
	<input type="checkbox"/> Update of original report completed on with an effective date of File No.									
	PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Cooperative <input type="checkbox"/> Condominium <input checked="" type="checkbox"/> Strata Maintenance Fee: \$ 125.00 <input type="checkbox"/> See comments									
IS THIS SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)										
MUNICIPALITY AND DISTRICT: VANCOUVER										
ASSESSMENT: Land \$ 113,000 Imps \$ 48,100 Total \$ 161,100 Assessment Date: 2011 Taxes \$ 691 Year 2011										
EXISTING USE: MULTI FAMILY DWELLING OCCUPIED BY: OWNER										
HIGHEST AND BEST USE OF SUBJECT PROPERTY: <input checked="" type="checkbox"/> As Improved, or <input type="checkbox"/> Other Note: If highest and best use is not the existing use, or not the use reflected in the report, see additional comments.										

NEIGHBOURHOOD	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Rural <input checked="" type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/>				AGE RANGE OF PROPERTIES: NEW to O/T years			
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>				MARKET OVERVIEW: Supply: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor			
	BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/>				Demand: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Poor			
	CONFORMITY Age: <input type="checkbox"/> Newer <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Older <input type="checkbox"/>				PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining			
	Condition: <input checked="" type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input type="checkbox"/>				PRICE RANGE OF PROPERTIES: \$ 150,000 to \$ 400,000			
	Size: <input type="checkbox"/> Larger <input checked="" type="checkbox"/> Similar <input type="checkbox"/> Smaller <input type="checkbox"/>				TYPICAL RANGE IN THE MARKET AREA			
	SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, PROXIMITY TO EMPLOYMENT AND AMENITIES, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY (e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities, anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.) LOCATED IN THE GRANDVIEW AREA OF EAST VANCOUVER. THE AREA IS COMPRISED OF SINGLE AND MULTI-FAMILY HOMES OF VARIOUS AGES. LOCAL SCHOOLS AND PARKS ARE ALL							
	LOCATED NEARBY. AMENITIES ARE LOCATED ALONG COMMERCIAL DRIVE. THE SUBJECT IS LOCATED CLOSE TO							
	MAJOR ARTERIAL ROUTES; INCLUDING EAST 1ST AVENUE AND HIGHWAY #1. THERE ARE NO ADVERSE INFLUENCES							
	NOTED.							

SITE	SITE DIMENSION: NOT APPLICABLE / STRATA LOT				UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic System <input checked="" type="checkbox"/> Municipal Water <input type="checkbox"/> Well			
	SITE AREA: N/A (STRATA) Source: GIS / TAX				<input checked="" type="checkbox"/> Natural Gas <input checked="" type="checkbox"/> Storm Sewer <input type="checkbox"/> Open Ditch <input type="checkbox"/>			
	TOPOGRAPHY: N/A (STRATA)				FEATURES: <input checked="" type="checkbox"/> Paved Road <input checked="" type="checkbox"/> Sidewalk <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Curbs			
					<input checked="" type="checkbox"/> Cablevision <input type="checkbox"/> Lane <input type="checkbox"/>			
	CONFIGURATION: N/A (STRATA)				ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground <input type="checkbox"/>			
	ZONING: RM-4 MULTIPLE FAMILY RESIDENTIAL DISTRICT				DRIVEWAY: <input type="checkbox"/> Private <input checked="" type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input checked="" type="checkbox"/> Double			
					Surface: CONCRETE			
	DOES EXISTING USE CONFORM TO ZONING? <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments)				PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Street			
	EASEMENTS: <input type="checkbox"/> Utility <input type="checkbox"/> Access <input checked="" type="checkbox"/> Other TITLE NOT SEARCHED				LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
					CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgements or liens, effect of assemblage, any known documentation of environmental contamination, etc.) 35 +/- YEAR OLD MULTI-FAMILY COMPLEX KNOWN AS "TALISHAN WOODS." IT IS COMPRISED OF 48 APARTMENT UNITS SIMILAR IN QUALITY AND DESIGN. THE SITE IS WELL LANDSCAPED WITH LAWN, TREES AND SHRUBS THROUGHOUT. A MUTUAL CONCRETE DRIVEWAY LEADS TO ONE UNDERGROUND PARKING STALL. CONFORMS WELL. THE STRATA MINUTES HAVE NOT BEEN REVIEWED. IT IS ADVISED THE LENDER REVIEW THE PREVIOUS 24 MONTHS OF MINUTES. THIS REPORT ASSUMES NO SPECIAL ASSESSMENTS. MANAGED BY BAYWEST PROPERTIES @ 604-257-0325. A MESSAGE WAS LEFT FOR THE PROPERTY MANAGER.								

IMPROVEMENTS	CONSTRUCTION COMPLETE: YES PERCENTAGE COMPLETE: 100%									
	YEAR BUILT (estimated): 1978 EFFECTIVE AGE: 25 years REMAINING ECONOMIC LIFE (estimated): 40 years									
	FLOOR AREA <input type="checkbox"/> Sq. M. <input checked="" type="checkbox"/> Sq. Ft.		BUILDING TYPE: APARTMENT				ROOFING: TAR AND GRAVEL			
	MAIN 440		DESIGN/STYLE: LOWRISE				Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
	SECOND		CONSTRUCTION: CONCRETE				EXTERIOR FINISH: WOOD SIDING			
	THIRD		BASEMENT: NONE				Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
	FOURTH		BASEMENT AREA: NONE <input type="checkbox"/> Sq. M. <input checked="" type="checkbox"/> Sq. Ft. % Finished				TYPICAL DESIGN AND FINISH FOR THIS MARKET			
	TOTAL 440		WINDOWS: ALUMINIUM DOUBLE GLAZED							
	Source: MLS RECORDS		FOUNDATION WALLS: POURED CONCRETE				UFFI APPARENT: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No <input type="checkbox"/> Removed			
	BEDROOMS(#)		BATHROOMS(#)		INTERIOR FINISH		CLOSETS:		INSULATION:	
	Large		2-piece X Good		Walls Drywall <input checked="" type="checkbox"/> Ceilings <input checked="" type="checkbox"/>		<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor		<input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space	
	Average		3-piece Average		Plaster <input type="checkbox"/>		Source: ASSUMED			
	Small		4-piece Fair		Panelling <input type="checkbox"/>		PLUMBING LINES: MIXED			
			5-piece Poor		<input type="checkbox"/>		FLOOR PLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor			
	FLOORING: HARDWOOD / TILE									
ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers										
Estimated rated capacity of main panel: 120 amps										
HEATING SYSTEM: BASEBOARD Fuel type: ELECTRIC										
WATER HEATER: Type: 33 GALLON										
OVERALL IN. COND: + Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor										
BASEMENT FINISHES, UTILITY: NONE										
GARAGES/CARPORTS: ONE UNDERGROUND PARKING STALL.										
DECKS, PATIOS, OTHER IMPROVEMENTS: DECK LOCATED OFF MAIN LIVING AREA FACING LANEWAY.										
COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) THE SUBJECT IS A 440 SQUARE FOOT, SECOND FLOOR, INSIDE APARTMENT UNIT. THE FLOORPLAN INCLUDES: LIVING ROOM, DINING ROOM, KITCHEN AND FULL BATHROOM. THE UNIT HAS BEEN FULLY REMODELLED WITH SUPERIOR QUALITY MATERIALS AND CRAFTSMANSHIP. UPDATES INCLUDE: HARDWOOD FLOORING, CAESARSTONE COUNTERS THROUGHOUT, BUILT-IN CABINETS THROUGHOUT, SLATE BACKSPLASH IN KITCHEN. THE KITCHEN HAS BEEN REMODELLED TO CREATE A MORE OPEN SPACE. THE OWNER SPENT APPROXIMATELY 60K SPENT ON RENOVATIONS IN 2009. THE UNIT IS CLEAN AND WELL-KEPT. THE OVERALL CONDITION IS VERY GOOD.										

RESIDENTIAL APPRAISAL REPORT

REFERENCE:FILE NO.:

ROOM ALLOCATION	LEVEL:	MAIN	SECOND	THIRD		BASEMENT
	ENTRANCE	X				
	LIVING	1				
	DINING	1				
	KITCHEN	1				
	FULL BATH	1-4				
	PART BATH					
	BEDROOM					
	FAMILY					
	LAUNDRY	SHARED				
	OTHER					
	TOTAL ROOMS	3				

COST APPROACH	SOURCE OF COST DATA:	<input checked="" type="checkbox"/> MANUAL <input checked="" type="checkbox"/> CONTRACTOR <input checked="" type="checkbox"/> OTHER		
	LAND VALUE:	\$		
	BUILDING	COST NEW	DEPRECIATED COST	
	COST 440	@ \$	\$ 0	\$
	GARAGE	\$	\$	
	BASEMENT FINISH			
		\$	\$	
	OTHER EXTRAS	\$	\$	
	STRATA UNIT-	\$	\$	
	THE COST METHOD	\$	\$	
	DOES NOT APPLY	\$	\$	
		\$	\$	
	TOTAL REPLACEMENT COST	\$ 0		
	LESS: ACCRUED DEPRECIATION %	\$ 0	\$	0
	INDICATED VALUE	\$	0	
VALUE BY THE COST APPROACH (rounded)	\$	0		
NOTE: The construction cost estimates contained herein were not prepared for insurance purposes and are invalid for that use. The Cost Approach is not applicable when appraising individual strata/condominium type dwelling units.				

DIRECT COMPARISON APPROACH	SUBJECT		COMPARABLE NO. 1				COMPARABLE NO. 2				COMPARABLE NO. 3			
			Description		\$ Adjustment		Description		\$ Adjustment		Description		\$ Adjustment	
			1545 EAST 2ND AVENUE #110 VANCOUVER				1545 EAST 2ND AVENUE #206 VANCOUVER				1365 EAST 7TH AVENUE #206 VANCOUVER			
	MLS #	N/A	V921060				V901103				V898613			
	DATE OF SALE	N/A	DEC 15, 2011				OCT 13, 2011				NOV 11, 2011			
	SALE PRICE	\$ REFINANCE	\$ 237,000				\$ 205,000				\$ 198,500			
	Days To Sell	N/A	21				87				130			
	LOCATION	GOOD	SAME STRATA				SAME STRATA				SIMILAR			
	SITE SIZE	N/A (STRATA)	N/A (STRATA)				N/A (STRATA)				N/A			
	BUILDING TYPE	APARTMENT	APARTMENT				APARTMENT				APARTMENT			
	DESIGN/STYLE	LOWRISE	LOWRISE				LOWRISE				LOWRISE			
	AGE/CONDITION	34 RENO	34 AVG+		35,000		34 UPD		20,000		29 AVG-		50,000	
	LIVEABLE FLOOR AREA	440 SF	571 SF		-20,000		450 SF				550 SF		-15,000	
	ROOM-COUNT	Total Bdrms Baths	Total Bdrms Baths				Total Bdrms Baths				Total Bdrms Baths			
		3 0 1F	4 1 1F		-10,000		3 0 1F				5 1 1F		-10,000	
	BASEMENT	NONE	NONE				NONE				NONE			
	PARKING	1 STALL	1 STALL				1 STALL				1 STALL			
	LOCATION	INSIDE	CORNER		-5,000		INSIDE				INSIDE			
	FLOOR	SECOND	GROUND				2ND FLOOR				2ND FLOOR			
	2011 TAX	\$161,100	\$210,600				\$166,600				\$271,300			
ADJUSTMENTS (Gross/Net)		29.5 % 0.0 % \$ 0				9.8 % 9.8 % \$ 20,000				37.8 % 12.6 % \$ 25,000				
ADJUSTED VALUES		\$ 237,000				\$ 225,000				\$ 223,500				
CONCLUSIONS: RECENT COMPARABLE SALES WITH ADJUSTMENTS TO REFLECT THE SUBJECT PROPERTY. THE POST ADJUSTED VALUES INDICATE THE RANGE. SALES #1 AND #2 ARE THE MOST RECENT SALES WITHIN THE SUBJECT COMPLEX. SALE #2 IS UPDATED BUT NOT TO THE EXTENT AS THE SUBJECT.														
THERE ARE NO CURRENT ACTIVE MLS LISTINGS WITHIN THE SUBJECT COMPLEX.														
SALES HISTORY -- ANALYSIS OF KNOWN CURRENT AGREEMENTS FOR SALE, PRIOR SALES, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of three years)														
LISTED ON MLS 08/20/08 AT \$189,000, CANCELLED 09/23/08, REDUCED 09/24/08 TO \$169,000, TERMINATED 09/24/08. LISTED 10/29/08 AT \$149,900, TERMINATED 12/08/08. LISTED 02/05/09 AT \$134,900 AS A FORECLOSURE SALE, SOLD 02/27/09 AT \$128,000. NO FURTHER ACTIVITY NOTED.														
VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ 230,000														

EXPOSURE TIME	COMMENT ON REASONABLE EXPOSURE TIME:	THE VALUE REPORTED ASSUMES AN EXPOSURE TIME OF 1 TO 90 DAYS, WITH THE SERVICES OF A PROFESSIONAL REALTOR. THE CURRENT MARKET HAS STABILIZED IN MOST LOCAL REGIONS AND PRICE RANGES WITH BALANCED SALES AND LISTING ACTIVITIES.	

RECONCILIATION	RECONCILIATION AND FINAL ESTIMATE OF VALUE:	THE REPLACEMENT COST METHOD DOES NOT APPLY TO STRATA PROPERTIES. RELIANCE IS PLACED ON THE DIRECT COMPARISON APPROACH.	

AS A RESULT OF MY APPRAISAL AND ANALYSIS OF ALL APPLICABLE DATA AND RELEVANT FACTORS, IT IS MY CONCLUSION THAT THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY AS AT JANUARY 06, 2012 (Effective Date of the Appraisal) IS \$ 230,000

THIS REPORT WAS COMPLETED ON: JANUARY 06, 2012

RESIDENTIAL APPRAISAL REPORT

FILE NO.:

DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

PREPARED FOR THE CLIENT NAMED AND NO OTHERS WITHOUT WRITTEN CONSENT.

14. If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the appraiser, can be relied upon without fault.

A jurisdictional exception has been invoked in this appraisal report.	<input type="checkbox"/> YES	<input checked="" type="checkbox"/> NO	If yes, see attached addendum.
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1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
3. I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein.
4. My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favours the cause of the client, upon the attainment of a stipulated result or the occurrence of a subsequent event.
5. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
6. I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment.
7. The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled.

LEGAL DESCRIPTION:

AS AT JANUARY 06, 2012 (Effective Date of the Appraisal) IS \$ 230,000

LICENSE INFO: (where applicable)

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

1

FILE NO.:

[illegible]

ADDENDUM

Borrower: _____		File No.: _____
Property Address: _____		Case No.: _____
City: VANCOUVER	Province: BC	Postal Code: _____
Lender: _____		

Site Comments

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower:		File No.:	
Address:		Case No.:	
City: VANCOUVER	ProBC	P.C.:	Lender:



FRONT VIEW OF
SUBJECT PROPERTY



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

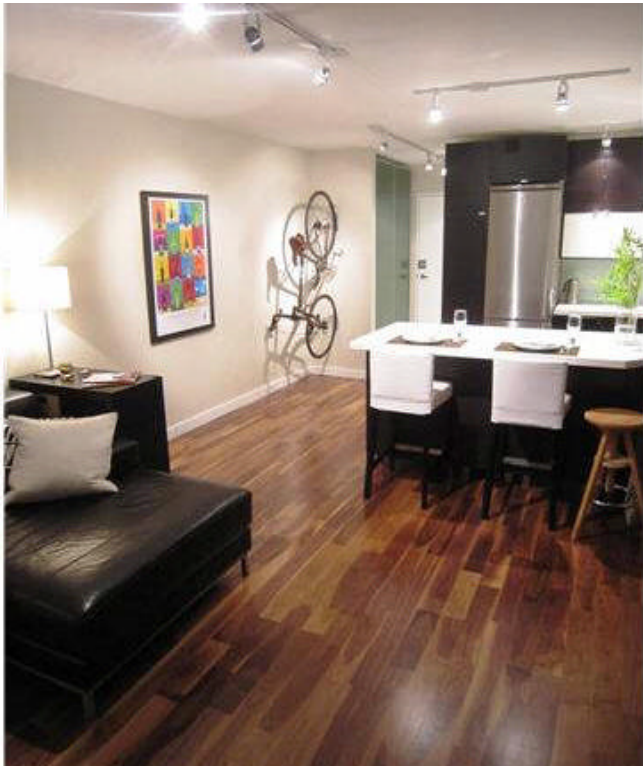
COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower:		File No.:	
Address:		Case No.:	
City: VANCOUVER	ProBC	P.C.:	Lender:



COMPARABLE SALE #1

Sale Date: DEC 15, 2011
Sale Price: \$ 237,000



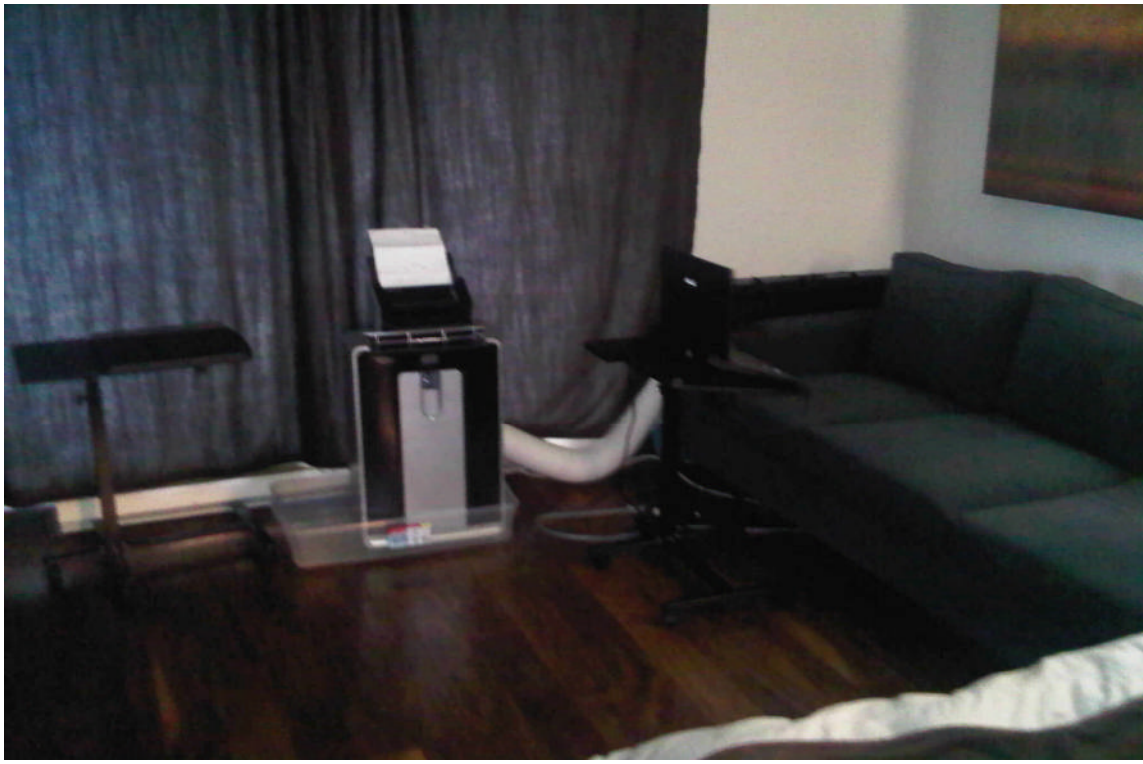
COMPARABLE SALE #2

1545 EAST 2ND AVE #206
VANCOUVER
Sale Date: OCT 13, 2011
Sale Price: \$ 205,000



COMPARABLE SALE #3

1365 EAST 7TH AVE #206
VANCOUVER
Sale Date: NOV 11, 2011
Sale Price: \$ 198,500



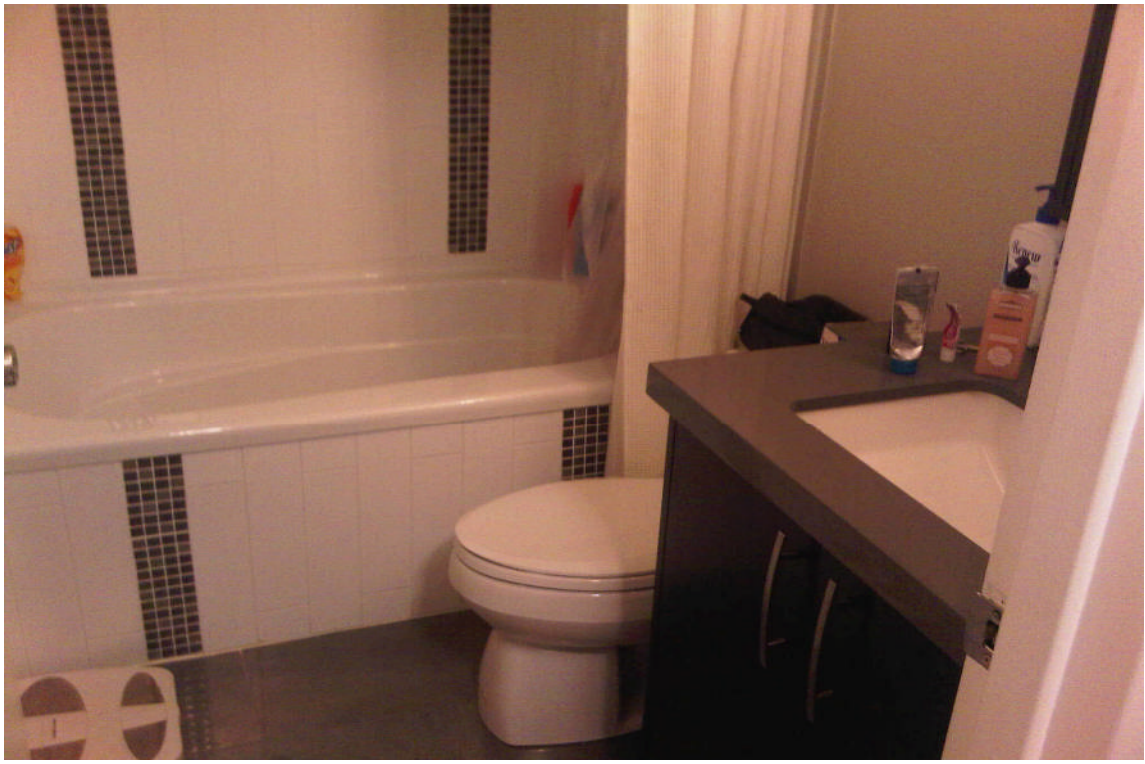
LIVING ROOM



DINING ROOM



KITCHEN



BATHROOM



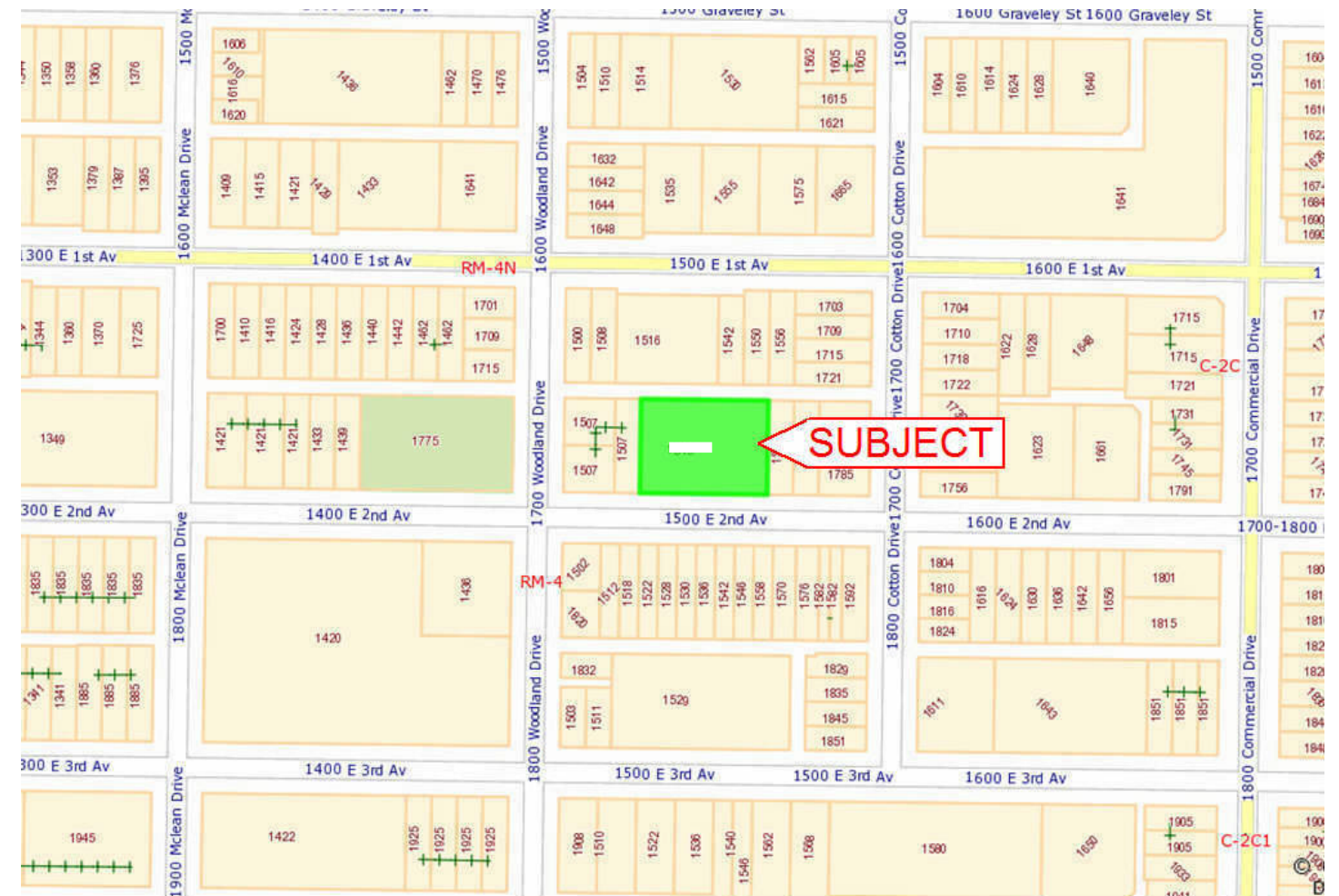
KITCHEN



VIEW FROM BALCONY

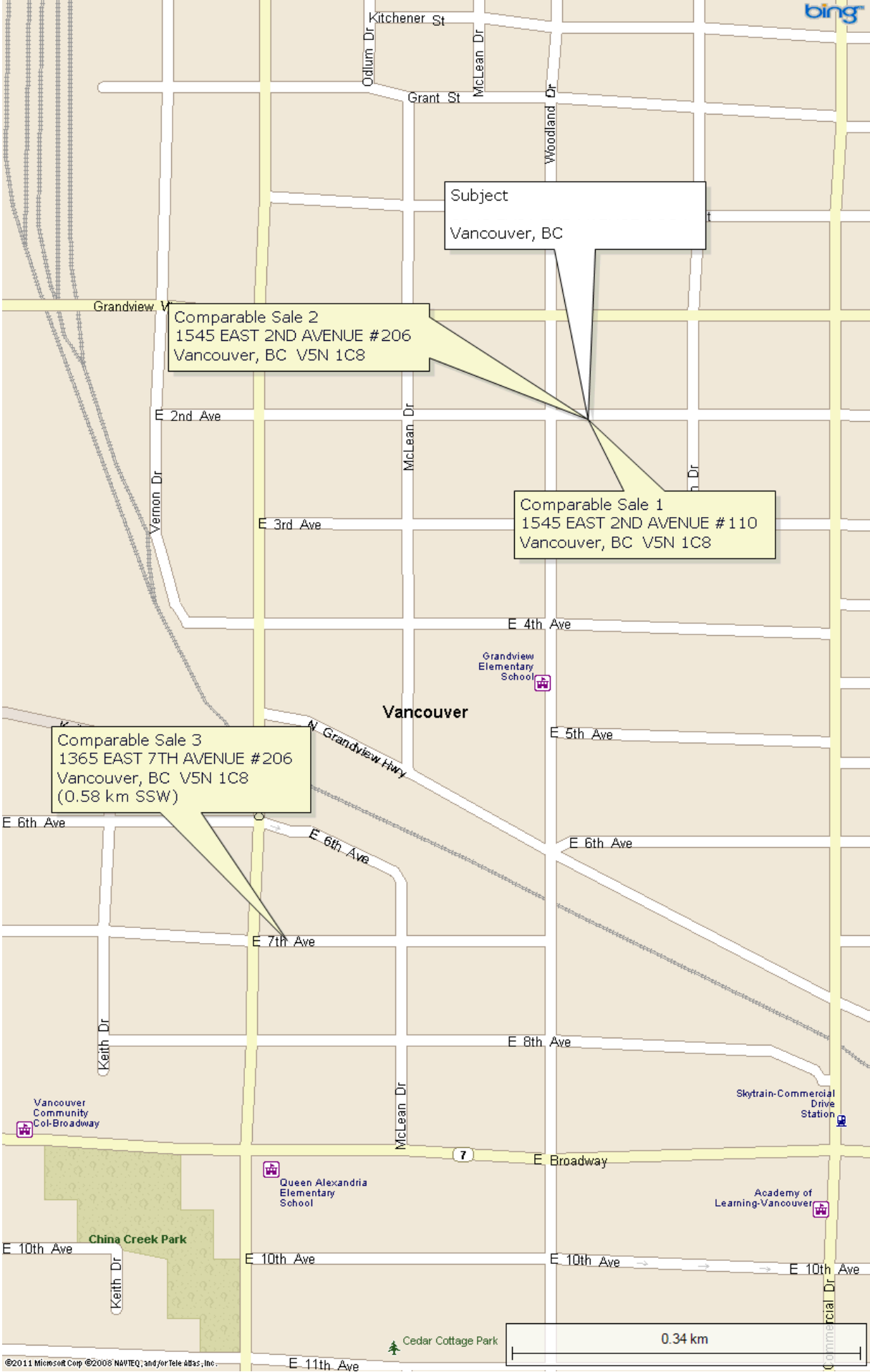
PLOT MAP

Borrower:		File No.:
Property Address:		Case No.:
City: VANCOUVER	Prov.: BC	P.C.:
Lender:		



LOCATION MAP

Borrower:	File No.:
Property Address:	Case No.:
City: VANCOUVER	Prov.: BC
Lender:	P.C.:



AERIAL PHOTOGRAPH

Borrower:	File No.:
Property Address:	Case No.:
City: VANCOUVER	Prov.: BC
Lender:	P.C.:




MLS COMPARABLE SALES

Borrower: _____		File No.: _____
Property Address: _____		Case No.: _____
City: VANCOUVER	Prov.: BC	P.C.: _____
Lender: _____		


Residential Attached

03-Jan-12

# 110 1545 E 2ND AV Grandview VE (VVEGR) List Pr: \$234,900 Orig Pr: \$249,900 Prev Pr: \$249,900 List Date: 24-Nov-11 Exp. Date: 24-Feb-12 Sold P: \$237,000 Type: Apartment/Condo Style: Corner Unit, End Unit	Fin. Levels: 1 Beds: 1 Baths: 1 / 0 Bsmt Style: None Flooring: Mixed Construct: Frame - Wood Outdoor Area: Patio(s) Exterior: Mixed Parking: Garage Underbuilding Heat/Fuel: Baseboard, Electric Taxes: \$906 / 2011 Commission: 3.255% 1ST \$100,000 / 1.1625% BAL	Year Built: 1976 # Fireplaces: 0 Lot Size: 0 sq ft Acres: 0.0 Frontage: 0.0 Depth: 0.0 Foundation: Concrete Perim Roof Type: Tar & Gravel Public Tran: 3 School Bus: 0	Floor Type Dimensions MN LVGRM 11' X 8' MN KITCH 8' X 5' MN KITCH 7'5 X 7' MN BDRM 11' X 9'	Floor SqFt Fin Main: 571 Fin Up: 0 Fin Dwn: 0 Fin Bsmt: 0 Tot Fin: 571 Unfin Ft: 0 Total # Rooms: 4
	Features Incl: Refrigerator, Stove Amenities: Shared Laundry Site Influences: Shopping Nearby Maintenance Fees: \$196.99 , Management Legal: PL VAS394 LT 10 DL 264A LD 36 Owner: M. MALINOUSKY Listing Realtor(s): Barbara Graham Selling Realtor(s): Angele G. L'Abbe Listing Broker(s): Royal LePage Westside	PID: 003-954-471 Appointments: 604-261-9311 604-261-9311		


Realtor Remarks: Please call Listing Realtor re Offer Presentation and Special Clauses.

A unique suite. Southeast Corner with wrap-around patio - potential for a gardener. Wood and tile floors, built-in storage, newer counters, sinks and cupboards in kitchen. Updated bathroom, some TLC needed. Short walk to Commercial Drive Coffee Shops. All sizes approximate and to be verified by buyer if important.

# 206 1545 E 2ND AV Grandview VE (VVEGR) List Pr: \$209,900 Orig Pr: \$224,888 Prev Pr: \$224,888 List Date: 18-Jul-11 Exp. Date: 31-Dec-11 Sold P: \$205,000 Type: Apartment/Condo Style: 1 Storey	Fin. Levels: 1 Beds: 0 Baths: 1 / 0 Bsmt Style: None Flooring: Hardwood, Tile Construct: Frame - Wood Outdoor Area: Balcony(s) Exterior: Wood Parking: Garage; Underground Heat/Fuel: Baseboard Taxes: \$680 / 2011 Commission: 3.25% 1ST \$100,000/1.1625 BAL	Year Built: 1976 # Fireplaces: 0 Lot Size: 0 sq ft Acres: 0.0 Frontage: 0.00 Depth: 0.0 Foundation: Concrete Perim Roof Type: Tar & Gravel Public Tran: 0 School Bus: 0	Floor Type Dimensions MN LVGRM 17' X 13' MN KITCH 13' X 8'5"	Floor SqFt Fin Main: 450 Fin Up: 0 Fin Dwn: 0 Fin Bsmt: 0 Tot Fin: 450 Unfin Ft: 0 Total # Rooms: 2
	Features Incl: Dishwasher, Oven-Built In, Refrigerator, Stove Amenities: Elevator, Storage Site Influences: Shopping Nearby Maintenance Fees: \$139.82 , Management Legal: PL VAS394 LT 20 DL 264A LD 36 LOT AS SHOWN ON FORM Owner: S. GEHRMANN Listing Realtor(s): Sean P. Stevens Selling Realtor(s): Bob Brattston Listing Broker(s): Macdonald Realty [VanMn]	PID: 003-954-692 Appointments: 604-782-0821 604-876-8776		

Realtor Remarks: Sq Ft from Strata Plan. Full set of appliances. Please call 604-782-0821 for appointments.

"Affordable Luxury" best describes this well looked after and beautifully renovated Studio in Talishan Woods. This suite has innovative storage along with a custom built wall bed to maximize the living space. The Chefs dream kitchen features Caesarstone countertops, full set of European style stainless steel appliances and well thought out cabinets to maximize storage. Kahrs walnut hardwood flooring through out the living space complimented with tile in the kitchen and bathroom make this suite stand out. Just steps from Commercial Drive and all that it has to offer, don't miss out on this suite that you will be proud to call home.

# 206 1365 E 7TH AV Grandview VE (VVEGR) List Pr: \$238,000 Orig Pr: \$238,000 List Date: 04-Jul-11 Exp. Date: 30-Dec-11 Sold P: \$198,500 Type: Apartment/Condo Style: Upper Unit	Fin. Levels: 1 Beds: 1 Baths: 1 / 0 Bsmt Style: None Flooring: Mixed Construct: Frame - Wood Outdoor Area: Balcony(s) Exterior: Mixed, Brick Parking: Garage; Underground Heat/Fuel: Baseboard, Hot Water Taxes: \$1,106 / 2011 Commission: 3.255%-1ST \$100,000/1.1625% ON BAL	Year Built: 1982 # Fireplaces: 0 Lot Size: 0 sq ft Acres: 0.0 Frontage: 0.0 Depth: 0.0 Foundation: Concrete Perim Roof Type: Tar & Gravel Public Tran: 0 School Bus: 0	Floor Type Dimensions MN LVGRM 17' X 12' MN KITCH 7' X 7' MN EATAR 7'6 X 7' MN MBDRM 11' X 10'	Floor SqFt Fin Main: 550 Fin Up: 0 Fin Dwn: 0 Fin Bsmt: 0 Tot Fin: 550 Unfin Ft: 0 Total # Rooms: 4
	Features Incl: Clothes Washer/Dryer/Fridge/Stove/DW Amenities: None Site Influences: Caretaker, Gardening, Garbage Pickup, Heat, Hot Water, Management Maintenance Fees: \$327.77 , Legal: PL VAS1105 LT 13 DL 264A LD 36 PROPORTION TO THE Owner: K.KWOK/S.TAM Listing Realtor(s): Joseph Yim Selling Realtor(s): Debra L. Harbaruk Listing Broker(s): Multiple Realty Ltd.	PID: 006-374-557 Appointments: 604-290-8211 604-434-1431		

Realtor Remarks: Measurements are approximate. Buyer to verify. Easy to show.

Very convenient location, close to all amenities near the Commercial Drive Strip. Well maintained apartment complex under pro-active council. The unit has insuite laundry and is bright and clean with large balcony opened to southern exposure. Very well priced for this unit, leaving room for buyer to bring in personal and innovative upgrades.

