

Info Sheet Provided by:

Les Twarog

Re/Max Crest Realty (Westside)

#2 - 1012 Beach Ave, Vancouver, BC V6E 1T7

604.671.7000 (cell)

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#	MLS #	Type	ST Address	Complex Name	SqFt	Strata Fee	Taxes	List Price	List Date	Sold Price	Sold Date	DOM
1	V4007523	SALE	A 304 938 HOWE ST		240	\$0.00	\$1656	\$105,000	09/15/2006			6
2	V4008815	SALE	A 617 938 HOWE ST	PACIFIC PLACE	249	\$0.00	\$1594	\$109,000	01/26/2007			6
3	V4007525	SALE	A 802 938 HOWE ST	PACIFIC PLACE	230	\$132.00	\$1963	\$123,000	09/11/2006			0
4	V4007526	SALE	A 803 938 HOWE ST	PACIFIC PLACE	240	\$138.00	\$1986	\$127,000	09/11/2006			0
5	V4007528	SALE	A 801 938 HOWE ST	PACIFIC PLACE	306	\$176.00	\$2651	\$149,800	09/11/2006			0
6	V4008650	SALE	S 401 938 HOWE ST		311	\$0.00	\$1610	\$110,000	01/15/2007	\$100,000	01/15/2007	0
7	V4007919	SALE	S 417 938 HOWE ST	938 HOWE	234	\$152.00	\$1162	\$112,500	10/20/2006	\$100,000	01/15/2007	87
8	V4007918	SALE	S 416 938 HOWE ST	938 HOWE	278	\$157.00	\$1839	\$112,500	10/20/2006	\$100,000	01/15/2007	87
9	V4004377	SALE	S 714 938 HOWE ST	PACIFIC PLACE	257	\$0.00	\$0	\$159,000	12/05/2005	\$130,500	12/25/2006	385
10	V4004321	SALE	S 715 938 HOWE ST	PACIFIC PLACE	302	\$0.00	\$0	\$166,000	12/05/2005	\$140,500	12/25/2006	385
11	V4006920	SALE	S 407 938 HOWE ST		0	\$0.00	\$1470	\$72,800	07/21/2006	\$60,500	07/29/2006	8
12	V4006022	SALE/LEASE	S 719 938 HOWE ST		160	\$95.00	\$557	\$51,000	05/10/2006	\$49,000	07/18/2006	69
13	V4002374	SALE	S 409 938 HOWE ST		454	\$278.00	\$2755	\$158,000	06/07/2005	\$156,000	05/25/2006	352
14	V4004616	SALE	S 901 938 HOWE ST	938 HOWE	630	\$0.00	\$4299	\$229,900	01/10/2006	\$220,000	04/27/2006	107
15	V4004302	SALE	S 707 938 HOWE ST		343	\$0.00	\$2035	\$99,000	11/28/2005	\$93,000	01/13/2006	46
16	V4003556	SALE	S 507 938 HOWE ST	938 HOWE	291	\$179.00	\$2004	\$93,500	09/19/2005	\$82,000	11/04/2005	46
17	V4000623	SALE	S 503 938 HOWE ST	938 HOWE ST	240	\$0.00	\$1571	\$89,900	01/05/2005	\$83,000	08/31/2005	238
18	V289114	SALE	S 516 938 HOWE ST		0	\$0.00	\$1562	\$68,000	04/25/2002	\$72,000	07/28/2005	1190
19	V4001434	SALE	S 906 938 HOWE ST		1235	\$762.00	\$8005	\$420,000	03/17/2005	\$400,000	07/18/2005	123
20	V368881	SALE	S 501 938 HOWE ST	PACIFIC PLACE	0	\$0.00	\$1400	\$82,000	11/12/2003	\$72,000	07/29/2004	
21	V363029	SALE	S 301 938 HOWE ST	PACIFIC PLACE	0	\$0.00	\$0	\$125,000	09/30/2003	\$68,000	05/13/2004	
22	V386853	SALE	S 417 938 HOWE ST		0	\$0.00	\$0	\$49,900	03/22/2004	\$48,000	05/06/2004	
23	V386844	SALE	S 416 938 HOWE ST		0	\$0.00	\$0	\$78,000	03/22/2004	\$76,000	05/06/2004	
24	V372188	SALE	S 401 938 HOWE ST		0	\$0.00	\$0	\$67,000	12/10/2003	\$67,000	12/18/2003	

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25	V368882	SALE	S 701 938 HOWE ST	PACIFIC PLACE	0	\$0.00	\$1457	\$82,000	11/12/2003	\$77,000	12/12/2003	
26	V354291	SALE	S 413 938 HOWE ST		0	\$0.00	\$0	\$69,800	08/05/2003	\$63,500	09/24/2003	
27	V296520	SALE	S 502 938 HOWE ST		0	\$0.00	\$0	\$59,900	06/10/2002	\$48,000	07/08/2003	
28	V312788	SALE	S 708 938 HOWE ST		0	\$0.00	\$1276	\$64,500	10/16/2002	\$59,500	04/11/2003	
29	V308533	SALE/LEASE	S 920 938 HOWE ST		0	\$0.00	\$0	\$450,000	08/08/2002	\$400,000	11/22/2002	
30	V274479	SALE	S 507 938 HOWE ST		0	\$0.00	\$1290	\$74,900	02/11/2002	\$70,000	07/22/2002	
31	V272858	SALE	S 717 938 HOWE ST		0	\$0.00	\$2905	\$54,900	02/04/2002	\$54,000	03/18/2002	
32	V258828	SALE	S 302 938 HOWE ST		0	\$0.00	\$1576	\$74,900	09/26/2001	\$70,000	10/20/2001	
33	V249333	SALE	S 417 938 HOWE ST		249	\$0.00	\$810	\$49,900	07/04/2001	\$50,000	07/23/2001	
34	V249300	SALE	S 401 938 HOWE ST		0	\$0.00	\$1465	\$59,900	07/04/2001	\$50,000	07/23/2001	
35	V216334	SALE	S 710 938 HOWE ST		1477	\$0.00	\$0	\$585,000	10/17/2000	\$505,000	05/01/2001	
36	V221086	SALE	S 406 938 HOWE ST		333	\$0.00	\$1632	\$75,000	12/06/2000	\$68,000	03/03/2001	
37	V217092	LEASE	S 513 938 HOWE ST		0	\$0.00	\$0	\$0	10/23/2000	\$0	02/23/2001	



Vancouver West/Downtown VW

\$105,000

304 938 HOWE ST

MLS#: V4007523

Status: A	Prop Type: Office	Tran Type: SALE
# Stories: 0.000	Year Built: 1995	Yrs Own Oper:
# Bldgs:	Signage:	
# of Units:	Title Pulled:	Lot Frntg: 0
Tot Area:	PID: 023-100-052	Lot Depth: 0
Footprint SF:	Land Size SF: 0	Occupancy: TEN

Pacific Plaza, prime downtown office space for sale. Includes one parking stall. Currently tenanted by a lawyer at \$525 per month. Keep the tenant or move in.

Gross Income:	Apod Source:		
Tot Oper Exp:	Apod Year:		
Net Income:	Gross Tax/Yr: 1656/2005		
Cap Rate:	Mrkt Val Assment:	Assmt Year:	
LstTyp/SubLse: /	Lse Term/Rem: /	Lse Measure: /	
Lease \$/SqFt: 0.000	Lse Add Rent:	Lse Renew Mo Prd:	
Lse Incentives:	Lse Op Costs Inc:		
Lse Op Costs SF: 0.000	Condo Strata Fee: \$0.00		
Bldg Type: HIRSE	LndUse/Zoning: / DD		
Construction: CONCR	Owner Interest: CONDO		
Roof:	Occupancy: TEN	Condo Fee:	
Fire Protection: HOSE / FULL	Poss Dt/Notes:	Days - TBA	
Flooring:	Restrictions: N-KNW		
Bldg Flr Plate: # Elevators:	Reports Avail:		
Flr Plate Wdth:	RPR/Survey: N	RPR Yr:	Env Asmt Phs: NONE
Flr Plate Dpth:	Main Off SqFt:	Main Off Rate:	
Contiguous Spc: Ceiling Height:	Main Ret SqFt:	Main Ret Rate:	
Prkg Fee Pd: Total Prkg Spcs:	Main Wrhs SqFt:	Main Wrhs Rate:	
Cost of Space: Common Prkg:	Access/Loc:		
Covered Parking: Designated Prkg:	Site Services: E-LOT / F-LOT / GARBG / H-LOT / PAVED / SWALK / SLITE		
Energized Prkg: Prkg Heated:	PHONE		
Parkade Prkg: Paved Prkg:	Site Influence: HI-TR / PVLOT / TRANS		
Amenities: DOCK / ACFUL / SECBD / SECPK	Strata Fee Incl:		
Exterior: CONCR / GLASS			
HVAC:	Water Supply:	Power Type:	
Heating Fuel:	Sewer Storm:		
Sewer Septic:	Year Cleaned:		
Legal Desc: Plan:LMS 1997 Block: Lot: 19			
List Firm 1: Dynam Realty Ltd.	List Date: 09/15/2006	DOM:	6
	Orig Price: \$105,000		



PACIFIC PLACE

Vancouver West/Downtown VW

\$109,000

617 938 HOWE ST

MLS#: V4008815

Status: A	Prop Type: Office	Tran Type: SALE
# Stories: 1.000	Year Built: 1991	Yrs Own Oper:
# Bldgs:	Signage:	
# of Units:	Title Pulled:	Lot Frntg: 0
Tot Area:	PID: 023-100-711	Lot Depth: 0
Footprint SF:	Land Size SF: 0	Occupancy: TEN

East facing high end strata office im prime downtown. 249 sq ft + one parking stall. Currently rented to long term tenant running a language institution at \$650/month. Would like to stay. Good investment or move in. Tax (2006) \$1594.30, maintenance fee \$1 52.05. Beautiful & luxurious lobby.

Gross Income:	Apod Source:	
Tot Oper Exp:	Apod Year:	
Net Income:	Gross Tax/Yr: 1594/2006	
Cap Rate:	Mrkt Val Assment:	Assmt Year:
LstTyp/SubLse: /	Lse Term/Rem: /	Lse Measure: /
Lease \$/SqFt: 0.000	Lse Add Rent:	Lse Renew Mo Prd:
Lse Incentives:	Lse Op Costs Inc:	
Lse Op Costs SF: 0.000	Condo Strata Fee: \$0.00	
Bldg Type: HIRSE / OFFCE	LndUse/Zoning: / DD	
Construction: REMKS	Owner Interest: CONDO / FREEH	
Roof: T&GVL	Occupancy: TEN	Condo Fee:
Fire Protection: SMOKE / FULL	Poss Dt/Notes:	Days - TBA
Flooring:	Restrictions:	
Bldg Flr Plate:	Reports Avail:	
Flr Plate Wdth:		
Flr Plate Dpth:	RPR/Survey: N	RPR Yr:
Contiguous Spc:	Main Off SqFt:	Env Asmt Phs: NONE
Prkg Fee Pd:	Main Ret SqFt:	Main Off Rate:
Cost of Space:	Main Wrhs SqFt:	Main Ret Rate:
Covered Parking:	Access/Loc:	Main Wrhs Rate:
Energized Prkg:	Site Services:	
Parkade Prkg:		
Amenities: ELEVP / ACFUL / SECPK / WSHFM	Site Influence: HI-TR / TRANS	
Exterior: CONCR	Strata Fee Incl:	
HVAC:	Water Supply:	Power Type:
Heating Fuel:	Sewer Storm:	
Sewer Septic:	Year Cleaned:	
Legal Desc: Plan:LMS 1997 Block: Lot: 85		
List Firm 1: Sutton Group - Langara Realty	List Date: 01/26/2007	DOM: 6
	Orig Price: \$109,000	



PACIFIC PLACE

Vancouver West/Downtown VW

\$123,000

802 938 HOWE ST

MLS#: V4007525

Status: A	Prop Type: Office	Tran Type: SALE
# Stories: 11.000	Year Built: 1992	Yrs Own Oper:
# Bldgs: 1	Signage:	
# of Units:	Title Pulled:	Lot Frntg: 0
Tot Area:	PID: 023-100-931	Lot Depth: 0
Footprint SF:	Land Size SF: 306	Occupancy: VACNT

East facing. Lots of windows. Open view. 230 sq.ft. + one parking. Parking space in downtown is extremely valuable. Pacific Place is a modern office high-rise tower located in the busiest area of Vancouver. Downtown across street from Court House.

Gross Income: 0	Apod Source:	
Tot Oper Exp:	Apod Year: 2006	
Net Income:	Gross Tax/Yr: 1963/2006	
Cap Rate:	Mrkt Val Assment:	Assmt Year:
LstTyp/SubLse: /	Lse Term/Rem: /	Lse Measure: /
Lease \$/SqFt: 0.000	Lse Add Rent:	Lse Renew Mo Prd:
Lse Incentives:	Lse Op Costs Inc:	
Lse Op Costs SF: 0.000	Condo Strata Fee: \$132.00	
Bldg Type: CONDO / HIRSE / OFFCE	LndUse/Zoning: / DD	
Construction: CONCR / STEEL	Owner Interest: CONDO	
Roof: T&GVL	Occupancy: VACNT	Condo Fee: 132
Fire Protection: ALM-A	Poss Dt/Notes:	Days - TBA
Flooring: CARPT / CW-W	Restrictions:	
Bldg Flr Plate:	Reports Avail: BYLWS / FLOOR	
Flr Plate Wdth:	RPR/Survey: N	RPR Yr:
Flr Plate Dpth:	Main Off SqFt: 230	Env Asmt Phs: NONE
Contiguous Spc:	Main Ret SqFt:	Main Off Rate:
Prkg Fee Pd:	Main Wrhs SqFt:	Main Ret Rate:
Cost of Space:	Access/Loc: ACDIR / LANE / ONMTR / PV-RD	Main Wrhs Rate:
Covered Parking:	Site Services:	
Energized Prkg:	Site Influence: HI-TR / LEVEL / TRANS / VIEW / VISUL	
Parkade Prkg:	Strata Fee Incl: SECFT / HEAT / INSUR / LN-SN / MGMT	
Amenities: ELEVP / ACFUL / SECBD / SECPK	WT-SW	
Exterior: GLASS		
HVAC: C-AIR	Water Supply: MUNIC	Power Type:
Heating Fuel: ELEC / NGAS	Sewer Storm: MUNCP	
Sewer Septic: COMM	Year Cleaned:	
Legal Desc: Plan:LMS 1997 Block: Lot: 107		
List Firm 1: RE/MAX Select Properties	List Date: 09/11/2006	DOM: 0
	Orig Price: \$112,000	



PACIFIC PLACE

Vancouver West/Downtown VW

\$127,000

803 938 HOWE ST

MLS#: V4007526

Status: A	Prop Type: Office	Tran Type: SALE
# Stories: 11.000	Year Built: 1992	Yrs Own Oper:
# Bldgs: 1	Signage:	
# of Units:	Title Pulled:	Lot Frntg: 0
Tot Area:	PID: 023-100-940	Lot Depth: 0
Footprint SF:	Land Size SF: 306	Occupancy: VACNT

East facing. Lots of windows. Open view. 240 sq.ft. + one parking. Parking space in Downtown is extremely valuable. Pacific Place is a modern office high rise tower located in the busiest area of Vancouver. Downtown across street from Court House.

Gross Income: 0	Apod Source:	
Tot Oper Exp:	Apod Year: 2006	
Net Income:	Gross Tax/Yr: 1986/2006	
Cap Rate:	Mrkt Val Assment:	Assmt Year:
LstTyp/SubLse: /	Lse Term/Rem: /	Lse Measure: /
Lease \$/SqFt: 0.000	Lse Add Rent:	Lse Renew Mo Prd:
Lse Incentives:	Lse Op Costs Inc:	
Lse Op Costs SF: 0.000	Condo Strata Fee: \$138.00	
Bldg Type: CONDO / HIRSE / OFFCE	LndUse/Zoning: / DD	
Construction: CONCR / STEEL	Owner Interest: CONDO	
Roof: T&GVL	Occupancy: VACNT	Condo Fee: 138
Fire Protection: ALM-A	Poss Dt/Notes:	Days - TBA
Flooring: CARPT / CW-W	Restrictions:	
Bldg Flr Plate:	Reports Avail: BYLWS / FLOOR	
Flr Plate Wdth:	RPR/Survey: N	RPR Yr:
Flr Plate Dpth:	Main Off SqFt: 240	Env Asmt Phs: NONE
Contiguous Spc:	Main Ret SqFt:	Main Off Rate:
Prkg Fee Pd:	Main Wrhs SqFt:	Main Ret Rate:
Cost of Space:	Access/Loc: ACDIR / LANE / ONMTR / PV-RD	Main Wrhs Rate:
Covered Parking:	Site Services:	
Energized Prkg:	Site Influence: HI-TR / LEVEL / TRANS / VIEW / VISUL	
Parkade Prkg:	Strata Fee Incl: SECFT / HEAT / INSUR / LN-SN / MGMT	
Amenities: ELEVP / ACFUL / SECBD / SECPK		
Exterior: GLASS		
HVAC: C-AIR	Water Supply: MUNIC	Power Type:
Heating Fuel: ELEC / NGAS	Sewer Storm: MUNCP	
Sewer Septic: COMM	Year Cleaned:	
Legal Desc: Plan:LMS 1997 Block: Lot: 108		
List Firm 1: RE/MAX Select Properties	List Date: 09/11/2006	DOM: 0
	Orig Price: \$116,000	



PACIFIC PLACE

Vancouver West/Downtown VW

\$149,800

801 938 HOWE ST

MLS#: V4007528

Status: A	Prop Type: Office	Tran Type: SALE
# Stories: 11.000	Year Built: 1992	Yrs Own Oper:
# Bldgs: 1	Signage:	
# of Units:	Title Pulled:	Lot Frntg: 0
Tot Area:	PID: 023-100-923	Lot Depth: 0
Footprint SF:	Land Size SF: 306	Occupancy: VACNT

North East corner unit. Lots of windows. Open view. 306 sq.ft. + parking. Parking space in Downtown is extremely valuable. Pacific Place is a modern office building located in the busiest area of Vancouver. Downtown across from Court House.

Gross Income: 0	Apod Source:	
Tot Oper Exp:	Apod Year: 2006	
Net Income:	Gross Tax/Yr: 2651/2006	
Cap Rate:	Mrkt Val Assment:	Assmt Year:
LstTyp/SubLse: /	Lse Term/Rem: /	Lse Measure: /
Lease \$/SqFt: 0.000	Lse Add Rent:	Lse Renew Mo Prd:
Lse Incentives:	Lse Op Costs Inc:	
Lse Op Costs SF: 0.000	Condo Strata Fee: \$176.00	
Bldg Type: CONDO / HIRSE / OFFCE	LndUse/Zoning: / DD	
Construction: CONCR	Owner Interest: CONDO	
Roof: T&GVL	Occupancy: VACNT	Condo Fee: 176
Fire Protection: ALM-A	Poss Dt/Notes:	Days - TBA
Flooring: CARPT / CW-W	Restrictions:	
Bldg Flr Plate:	Reports Avail: BYLWS / FLOOR	
# Elevators:		
Flr Plate Wdth:	RPR/Survey: N	RPR Yr:
Flr Plate Dpth:	Main Off SqFt: 306	Env Asmt Phs: NONE
Contiguous Spc:	Main Ret SqFt:	Main Off Rate:
Prkg Fee Pd:	Main Wrhs SqFt:	Main Ret Rate:
Cost of Space:	Access/Loc: ACDIR / LANE / ONMTR / PV-RD	Main Wrhs Rate:
Covered Parking:	Site Services:	
Energized Prkg:		
Parkade Prkg:	Site Influence: HI-TR / LEVEL / TRANS / VIEW / VISUL	
Amenities: ELEVP / ACFUL / SECPK / WSHFM	Strata Fee Incl: SECFT / INSUR / LN-SN / ELECT / MGMT WT-SW	
Exterior: GLASS		
HVAC: C-AIR	Water Supply: MUNIC	Power Type:
Heating Fuel: ELEC / NGAS	Sewer Storm: MUNCP	
Sewer Septic: COMM	Year Cleaned:	
Legal Desc: Plan:LMS1997 Block: Lot: 106		
List Firm 1: RE/MAX Select Properties	List Date: 09/11/2006	DOM: 0
	Orig Price: \$148,800	