

VANCOUVER EXPERTS & *foodies*

SALINA KAI PREC* & DANNY CHOW PREC*
DEREK KAI PREC* & SUSAN CHOW PREC*



1035 West 13th Avenue, Vancouver

\$3,288,000

5 Unit Strata Building

Suite Mix

5 - Two Bedroom Units

DEREK KAI *PREC

604.868.1666 • dkai@rennie.com

Expertliving.ca

SALINA KAI *PREC

604.773.7013 • skai@rennie.com

Expertliving.ca

rennie.com

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FOR SALE & for living

1035 West 13th Avenue
Vancouver



Building Summary

Civic Address	1035 West 13th Avenue, Vancouver V6H 1N1	
Legal Description	PL VAS364 LT 1 to 5 DL 526 LD 36	
Suite Mix	5 - 2 Bedroom 1 Bathroom	
Chattels	Fridge, Stove/Oven, Washer/Dryer, Hot Water Tank in each unit	
Zoning	RM-3 Multiple Family Dwelling	
Lot Size	50' x 125' (6,250 S.F.)	
Constructed	1976	
Property Taxes	\$7,982.47 (2015)	
Assessment 2015	Land	\$1,825,000
	Improvement	\$432,900
	Total	\$2,257,900



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604.868.1666 · dkai@rennie.com

Expertliving.ca

SUSAN CHOW *PREC

604.765.8269 · schow@rennie.com

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Building Description

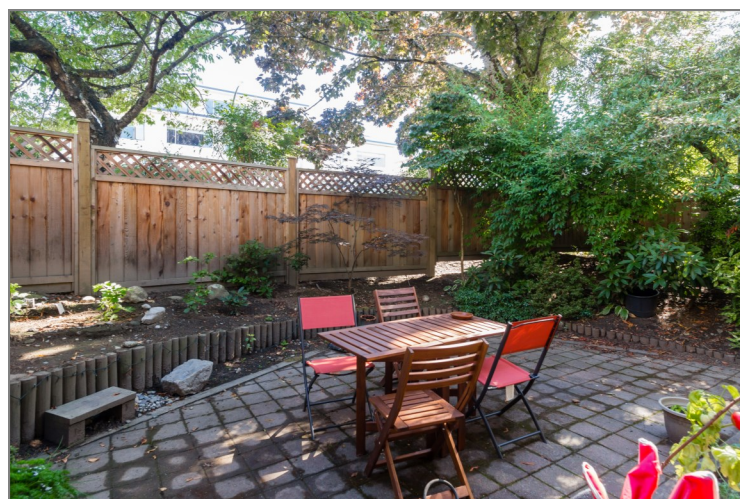
“Windsor Court” is three story STRATA BUILDING located in the Prime Fairview Area on a quiet street, ½ block west of Oak on West 13th. Incredible location minutes from downtown, 1 block from Vancouver General Hospital with transit, shopping and restaurants steps away.

This wood framed walk up complex was built in 1976 and has been self-managed by the owners. The roof and balconies are approximately 10 years ago, East window replacement and rain screening on the East facing exterior wall in 2008-2009, new fence at the front of the property in 2013, and a new Fire security panel in 2014.

The 5 strata units are owned separately within the same family. Each unit is a spacious 2 bedroom, 1 bathroom ranging between 852 to 869 square feet with wood burning fireplace, electric baseboard heating & balcony (with a large patio on the ground floor). The units each have their own hot water tank, have insuite laundry, and have had individual updates.

There is open parking for 5 vehicles and a 2 car garage accessible through the back lane.

Building is zoned for RM-3 (Multiple Dwelling) allowing for future development potential. Being strata, there are many advantages including residential mortgages (lower interest rate) and no need to replace rental housing units for redevelopment.



NOTE: The information contained herein has been obtained from sources deemed reliable and is not guaranteed. It is your responsibility to independently confirm the accuracy and completeness.

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604.773.7013 · skai@rennie.com

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DANNY CHOW *PREC

604.765.2469 · dchow@rennie.com

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Financial Summary

Annual Revenue	2014 (Actual)
Rental Income (Rents x 12)	\$100,800.00

Annual Expense	2014 (Actual)
Cleaning	\$950.00
Fire Prevention	\$1,453.45
BC Hydro	\$891.28
Garbage Disposal	\$366.14
Insurance	\$3,936.00
Landscaping	\$1,158.50
Water - City	\$1,352.00
Snow Removal	\$50.30
Repair	\$569.26
Property Tax	\$7,982.47
Total Annual Expense	\$18,709.40

NOTE: The above expenses are based on the Strata's Financial Information. This does not include management fees as the building is self managed by the owners. Purchasers are advised to seek independent legal advice regarding operating costs of similar buildings before making an offer to purchase. The information contained herein has been obtained from sources deemed reliable and is not guaranteed. It is your responsibility to independently confirm the

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Rent Roll (July 2015)

1035 West 13th Avenue, Vancouver

Unit Number	Unit Type	Size (SF)	Monthly Rent
101	2 Bedroom	869	\$1,850
201	2 Bedroom	855	\$1,700
202	2 Bedroom	852	\$1,650
301	2 Bedroom	855	\$1,550
302	2 Bedroom	852	\$1,650
Total		4,283	\$8,400

Contingency Reserve (As of end of 2014)	\$12,191.38
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Fairview, Vancouver

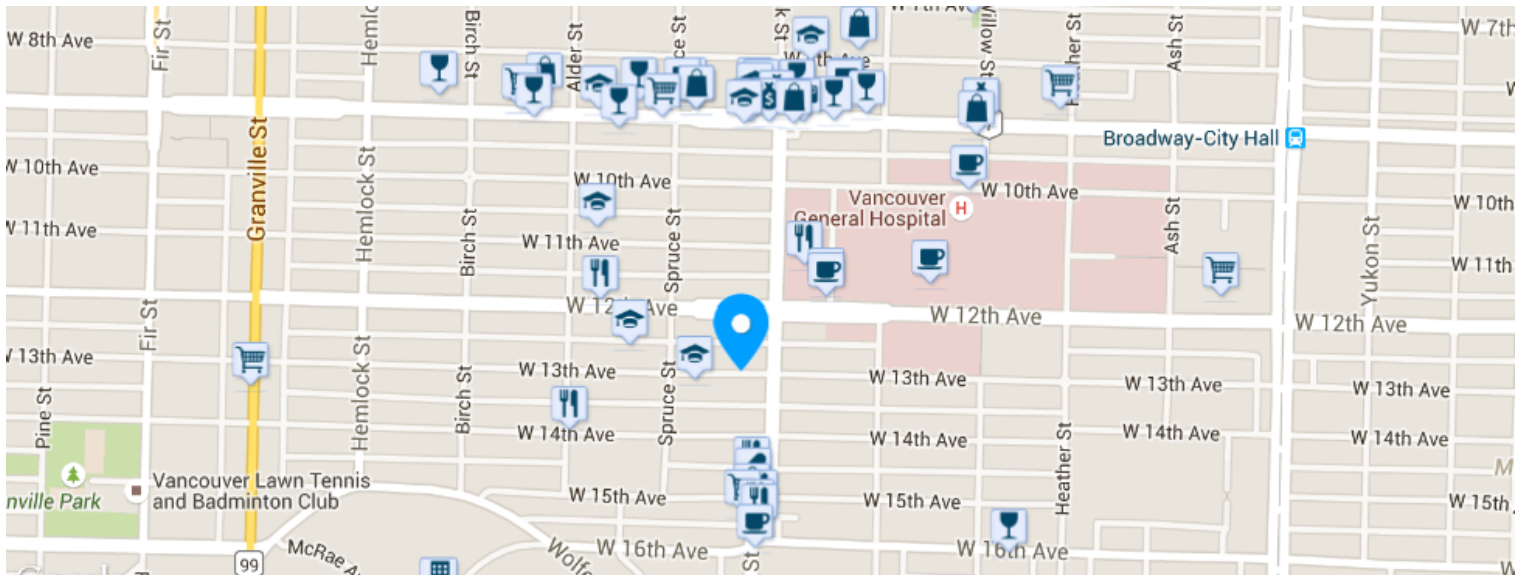
Commute to **Downtown Vancouver**

6 min 19 min 13 min 46 min

Walk Score
93

Transit Score
81

Bike Score
73



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* PREC - Denotes Personal Real Estate Corporation