

INVESTMENT
OPPORTUNITY

WEST END

STEPHEN COURT

1 3 1 5

BROUGHTON STREET
VANCOUVER, BC



SALIENT DETAILS

Land Area*	8,646 sf
Land Use Policy	West End - Beach (2.20 FAR)
Year Built	1956
Building Structure	Concrete
Building Height	5 Storeys
Rental Suites	37
Average Suite Size	624 SF
Net Rentable Area	23,076 sf
Yr. 1 GPR**	\$779,757

*Approximate **Gross Potential Revenue



ASSET SUMMARY

Suite Mix	Bachelor = 3 One Bedroom Suites = 30 Two Bedroom Suites = 3 Two Bedroom + Den Suites = 1
Laundry	Common
Heat	Natural Gas Fired Boiler, Radiant Heat
Elevator	Hydraulic
Parking	Secured Underground



PROPERTY & SUITE UPGRADES

Summary of Capital Improvements and Suite Upgrades Available in C&W Data Room



THE PROPERTY

Stephen Court is a five-storey, concrete mid-rise apartment block which houses 37 rental suites comprised of approximately 23,076 sf of rentable area. The building is maintained to an exceptional standard benefiting from consistent capital upgrades being applied to the asset. The Property is located in the heart of Vancouver's coveted West End Neighbourhood with proximity to Vancouver's Central Business District, Sunset Beach, Stanley Park and the Burrard Street bridge providing easy access to Vancouver's west side.



RENT ROLL SUMMARY

Unit Type	# of Units	Total NRA	Avg Size/ Unit	Total Monthly Rent	Avg Rent PSF/Month	Avg Rent Per Unit	Total Annual Rent	Average Market Rent/Unit/ Mo.	Average Market Rent/SP/ Mo.	Market-to-Market (%)
Bachelor	3	1,440 sf	480 sf	\$4,958	\$3.44	\$1,653	\$59,496	\$2,200	\$4.59	33%
1 Bedroom	30	18,123 sf	604 sf	\$48,250	\$2.66	\$1,608	\$579,004	\$2,500	\$4.15	55%
2 Bedroom	3	2,613 sf	871 sf	\$6,435	\$2.46	\$2,145	\$77,220	\$3,300	\$3.79	54%
2 Bedroom + Den	1	900 sf	900 sf	\$2,056	\$2.28	\$2,056	\$24,672	\$3,500	\$3.89	70%
Total	37	23,076 sf	624 sf	\$61,699	\$2.67	\$1,668	\$740,392	\$2,568	\$4.12	54%

*Detailed analysis available in the CW data room upon receipt of a signed CA



FINANCIAL FAST FACTS

Potential Gross Revenue	Standardized Operating Expense Forecast	Operating Expense Ratio	Net Income	Rental Revenue Mark-to-Market Forecast
\$779,757	\$229,817	30%	\$546,041	54%

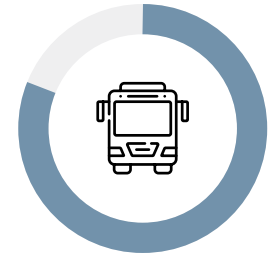
STEPHEN COURT

1315
BROUGHTON STREET

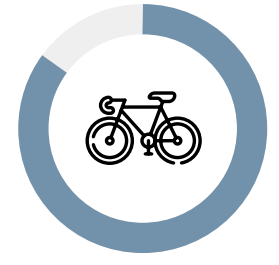
AREA OVERVIEW



Walk Score
94
WALKERS PARADISE



Transit Score
82
VERY GOOD



Bike Score
84
BIKEABLE

THE LOCATION

Nestled close to downtown Vancouver, the West End offers visitors a glimpse into authentic Vancouverite life. Serving as a gateway to Stanley Park, this neighborhood is embraced by the park on one side, with English Bay, Granville, and Robson Streets marking its borders. Originally planned as a brickworks area in 1862, it evolved into the city's first upscale neighborhood. Today, it's a vibrant and diverse community, featuring Davie Village as a focal point for the city's gay community, along with heritage homes and approximately 40,000 residents residing in high-rise apartments. While the parks and beaches remain major draws, the area's dining scene and people-watching opportunities are equally enticing.

NEAR BY AMENITIES

- Davie Village **10 minute walk**
- Financial District **7 minute drive**
- Sunset Beach **8 minute walk**
- Stanley Park **5 minute drive**

STEPHEN COURT
1315
BROUGHTON STREET

FOR SALE

STEPHEN
COURT

1 3 1 5
BROUGHTON STREET
VANCOUVER, BC

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