

INVESTMENT
OPPORTUNITY

WEST VANCOUVER

HOLLYHILLS TOWERS

1 6 6 5

DUCHESS AVE. WEST
VANCOUVER, BC



SALIENT DETAILS

Land Area*	15,899 sf
Land Use Policy	Ambleside Apartment Area <small>*Proposed increase from 1.75 to 3.0 FAR</small>
Year Built	1964
Building Structure	Concrete
Building Height	6 Storeys
Rental Suites	30
Average Suite Size	825 SF
Net Rentable Area	24,735 sf
Yr. 1 GPR**	\$653,063

*Approximate **Gross Potential Revenue



ASSET SUMMARY

Suite Mix	One Bedroom Suites = 20 Two Bedroom Suites = 10
Building Structure	Concrete Mid-Rise
Laundry	Common
Heat	Natural Gas Fired Boiler, Radiant Heat
Elevator	Hydraulic
Parking	Surface Stalls



PROPERTY & SUITE UPGRADES

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

THE PROPERTY

Hollyhill Towers was acquired by Lantern Properties when it was built in 1964 and has been owned and operated by the same ownership and asset management for over 60 years. The concrete mid-rise multifamily improvement houses 30 rental homes comprised of approximately 24,735 sf of rentable area. The building is maintained to an exceptional standard benefiting from consistent capital upgrades being applied to the asset. The location of the Property provides some of the most stunning views of Vancouver's skyline, Stanley Park, Mt. Baker, Vancouver Island and of course the iconic North Shore Mountain range.



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 (%)
1 Bedroom	20	14,830 sf	742 sf	\$29,654	\$2.01	\$1,483	\$355,842	\$2,800	\$3.80	89%
2 Bedroom	10	9,905 sf	991 sf	\$21,756	\$2.20	\$2,176	\$261,077	\$3,800	\$3.84	75%
Total	30	24,735 sf	825 sf	\$51,410	\$2.08	\$1,714	\$616,919	\$3,133	\$3.80	83%

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



HOLLYHILLS
TOWERS

1665
DUCHESS AVE. WEST

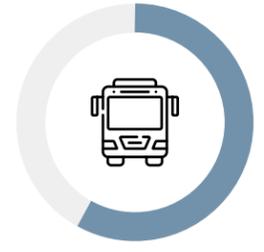
FINANCIAL FAST FACTS

Potential Gross Revenue	Standardized Operating Expense Forecast	Operating Expense Ratio	Net Income	Rental Revenue Mark-to-Market Forecast
\$648,492	\$210,349	32%	\$438,143	83%

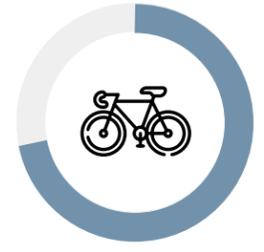
AREA OVERVIEW



Walk Score
96
WALKERS PARADISE



Transit Score
55
WALKERS PARADISE



Bike Score
68
BIKEABLE

NEIGHBOURHOOD PROFILE

West Vancouver's inventory of multifamily assets is primarily composed of concrete towers owned and operated by generational private family offices with a long history of very market sale activity.

The dense collection of seaside rental communities at the base of the North Shore mountains is surrounded by the highest annual household income in Canada with very few affordable options for rental tenants, which is a higher concentration of long-term, retired tenants.

NEAR BY AMENITIES

- | | | | |
|---------------------|-----------------------|----------------------------|------------------------|
| • Ambleside Park | 14 minute walk | • Downtown Vancouver | 16 minute drive |
| • Marine Drive | 2 minute walk | • Ambleside Park and Beach | 5 minute drive |
| • Park Royal | 5 minute drive | • Grouse Mountain | 12 minute drive |
| • Dunderave Village | 5 minute drive | • Cypress Mountain | 20 minute drive |
| • Lions Gate Bridge | 5 minute drive | | |

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FOR SALE

HOLLYHILLS
TOWERS

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VANCOUVER, BC

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