



### Property Description

Quality condominium project

### Address

2397 Park Ave  
Vancouver, BC V6T 1M1  
Canada

### Location Description

Gentrified neighbourhood within walking distance to the vibrant downtown area of Vancouver

### Financing

	Lender	Amount	Interest Rate	Monthly Payment	Amort. Period (Yrs)	Term Expiry Date
Description1	Lender1	100,000	30.00%	1,999	5	date1
Description2	Lender2	200,000	40.00%	2,999	6	Date2
		<u>\$ 300,000</u>		<u>\$ 4,998</u>		

### Legal

#### Legal

123540293-ALL

### Zoning

Multi Family

### Encumbrances

Draw mortgage registered on the property



**Property Taxes Information**

Assessment Date                      Jan 2007  
Property Taxes                         \$ 0  
Roll or Identification Number        979683-812 PL321

**Assessed Value**

Land	5,600,000
Improvements	-
	<hr/> 5,600,000

**Land**

Dimensions        175 Feet x 130 Feet  
Frontage            175                      Ft  
Land Area          22,750                   Sq. Ft

**Building**

Age    0 Years  
No of Floors                                  10

Building Area                                65,000 Sq. Ft  
Total No. of Units                            60

**Parking**

Uncovered	-
Covered	75
Other	-
Total Parking	<hr/> 75

Water  
Gas  
Each unit has its own hot water tank

Heat  
Gas  
Central air conditioning system

**Construction**

Concrete

**Building Equipment & Systems**

**Elevators**

No. of Elevators                              2  
Top quality hydraulic elevator

**Mechanical Equipment**

Secured underground parking