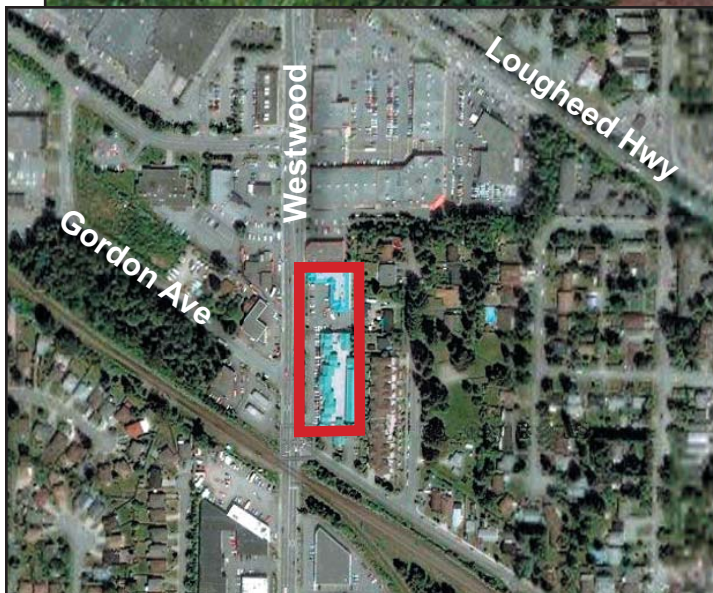


INVESTMENT OPPORTUNITY

Hidden Hills 3200 Westwood St., Port Coquitlam, BC



For more information, please contact:

Wayne Tullis

Tullis Realty Ltd.

Phone: 604-939-6481

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E.&O.E.: The information contained herein was obtained from sources which we deem reliable, and while thought to be correct, is not guaranteed by Tullis Realty Ltd.

Location:

This highly desirable property is ideally located in the Coquitlam Town Centre area, just south of Lougheed Highway on Westwood Street.

Property Description:

Thirteen year old, effective age new, one-storey, strata titled commercial building with strata residential units above. The residential units are not included in this offering. The building has recently been extensively renovated and fully remediated, and has received a Home Owner Protection Office Statutory Declaration. This investment consists of 14 units with a total rentable area of 13,806 square feet with retail parking at front and secured stalls at rear.

Approximate Net Income:

\$238,623.24 per annum

Cap Rate:

8%

Net Income Statement: 3200 Westwood Street, Port Coquitlam, BC

	Annually	Monthly
Net Rent - per rent roll	\$227,994.84	\$18,999.57
Sign Income - per rent roll	\$10,338.00	\$861.50
Management Fee - per rent roll	\$15,740.40	\$1,311.70
Total Net Income	\$254,073.24	\$21,172.77
Less		
Non recovery of Common Cost Re gross lease #110 based on \$7.99 psf & 1,010 sq.ft.	\$ 8,069.90	
Vacancy at 3%	\$7,380.10	
Net Adjusted Income	\$238,623.24	

Zoning:

General Commercial C-2

Legal Description:

Strata Lot #35, DL 380, LD 36, LMS 123,
(P.I.D. 017-482-267)

Financing:

Treat as clear title

Price:

\$2,975,000.00

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