



This is the 13th affidavit
of A. Arenas in this case
and was made on 04 / FEB / 2025

NO. H220369
VANCOUVER REGISTRY

IN THE SUPREME COURT OF BRITISH COLUMBIA

BETWEEN:

PLW INVESTMENT LTD.

PETITIONER

AND:

1025332 B.C. LTD., 1025334 B.C. LTD., 1025336 B.C. LTD.,
CHONGYE DEVELOPMENTS LTD., WASHINGTON PROPERTIES
(POINT GREY) INC., WASHINGTON PROPERTIES (QEP) INC.,
LUCKY FIVE INVESTMENTS LTD., 1094321 B.C. LTD., PRARDA
DEVELOPMENTS CORPORATION, 1256306 B.C. LTD., 1256319
B.C. LTD., AMY BARSHA WASHINGTON (A.K.A. FENGYUN SHAO),
EDISON WASHINGTON (A.K.A. QIANG WANG), LINDA
WASHINGTON, 35 PARK PARKING INC., EARLSTON MORTGAGE
CORP., WASHINGTON PROPERTIES (WEST 27TH) INC.,
WASHINGTON PROPERTIES (WEST 29TH) INC., ALIX ABELA,
THANH TRAN, HIKARI YASUHARA, MEREANI VAILEBA, PAOLO
BIANCHIN, GELAREH HASHEMISHAYAN, CHARLIE GOODCHILD,
JENNY GOODCHILD and NICOLAS BINON

RESPONDENTS

AFFIDAVIT

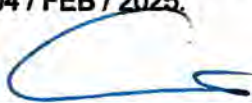
I, **AVIC ARENAS**, of 250 Howe Street, 20th Floor, Vancouver, BC, Paralegal, **SWEAR THAT:**

1. I am employed by the law firm of Dentons Canada LLP, solicitors for Alvarez & Marsal Canada Inc., in its capacity as court appointed receiver and manager (the "**Receiver**"), and as such have personal knowledge of the matters herein deposed to, except those facts which I say are based upon information and belief and as to those facts I truly believe them to be true.

2. Now shown to me and attached hereto as **Exhibit "A"** is a copy of an offer to purchase the property that is located at #501-5077 Cambie Street, British Columbia, dated November 12, 2024, for the sum of \$1,525,000.00 (the "**Purchase Agreement**"), including Schedule A thereto.

3. Now shown to me and attached hereto as **Exhibit "B"** is a copy of the confirmation of subject removal in respect of the Purchase Agreement dated November 24, 2024.
4. Now shown to me and attached hereto as **Exhibit "C"** is a copy of an addendum dated January 17, 2025 with respect to amendments to Purchase Agreement.
5. Now shown to me and attached hereto as **Exhibit "D"** is a copy of the marketing history report prepared by Exclusive Vancouver Real Estate Group.
6. Now shown to me and attached hereto as **Exhibit "E"** is a copy of the current title search, as at February 4, 2025 with respect to the subject property.

SWORN BEFORE ME at Vancouver, BC, on
04 / FEB / 2025.



A Commissioner for taking Affidavits within
British Columbia



AVIC ARENAS

CATHERINE EWASIUK
Barrister & Solicitor
DENTONS CANADA LLP
20th Floor, 250 Howe Street
Vancouver, B.C. V6C 3R8
Telephone (604) 687-4460

This is **Exhibit "A"** referred to in the affidavit of
A. Arenas sworn before me at Vancouver, BC this
4th day of February, 2025.



A Commissioner for taking Affidavits
For British Columbia

INFORMATION ABOUT THE CONTRACT OF PURCHASE AND SALE RESIDENTIAL

THIS INFORMATION IS INCLUDED FOR THE ASSISTANCE OF THE PARTIES ONLY. IT DOES NOT FORM PART OF THE CONTRACT AND SHOULD NOT AFFECT THE PROPER INTERPRETATION OF ANY OF ITS TERMS.

1. **CONTRACT:** This document, when signed by both parties, is a legally binding contract. READ IT CAREFULLY. The parties should ensure that everything that is agreed to is in writing.

Notwithstanding the foregoing, under Section 42 of the *Property Law Act* a purchaser of "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt may rescind (cancel) the Contract of Purchase and Sale by serving written notice to the seller within the prescribed period after the date that the acceptance of the offer is signed. If the buyer exercises their right of rescission within the prescribed time and in the prescribed manner, this Contract of Purchase and Sale will be of no further force and effect, except for provisions relating to payment of the deposits, if any.

2. **DEPOSIT(S):** In the *Real Estate Services Act*, under Section 28 it requires that money held by a brokerage in respect of a real estate transaction for which there is an agreement between the parties for the acquisition and disposition of the real estate be held by the brokerage as a stakeholder. The money is held for the real estate transaction and not on behalf of one of the parties. If a party does not remove one or more conditions, the brokerage requires the written agreement of both parties in order to release the deposit. If both parties do not sign the authorization to release the deposit, then the parties will have to apply to court for a determination of the deposit issue.

Notwithstanding the foregoing, if the buyer exercises their rescission rights under Section 42 of the *Property Law Act* and a deposit has been paid to the seller or the seller's brokerage or anyone else, the prescribed amount that the buyer is required to pay in connection with the exercise of their rescission right will be paid to the seller from the deposit and the balance, if any, will be paid to the buyer without any further direction or agreement of the parties.

3. **COMPLETION:** (Section 4) Unless the parties are prepared to meet at the Land Title Office and exchange title documents for the purchase price, it is, in every case, advisable for the completion of the sale to take place in the following sequence:

- (a) The buyer pays the purchase price or down payment in trust to the buyer's lawyer or notary (who should advise the buyer of the exact amount required) several days before the completion date and the buyer signs the documents.
- (b) The buyer's lawyer or notary prepares the documents and forwards them for signature to the seller's lawyer or notary who returns the documents to the buyer's lawyer or notary.
- (c) The buyer's lawyer or notary then attends to the deposit of the signed title documents (and any mortgages) in the appropriate Land Title Office.
- (d) The buyer's lawyer or notary releases the sale proceeds at the buyer's lawyer's or notary's office.

Since the seller is entitled to the seller's proceeds on the completion date, and since the sequence described above takes a day or more, it is strongly recommended that the buyer deposits the money and the signed documents at least two days before the completion date, or at the request of the conveyancer, and that the seller delivers the signed transfer documents no later than the morning of the day before the completion date.

While it is possible to have a Saturday completion date using the Land Title Office's electronic filing system, parties are strongly encouraged not to schedule a Saturday completion date as it will restrict their access to fewer lawyers or notaries who operate on Saturdays; lenders will generally not fund new mortgages on Saturdays; lenders with existing mortgages may not accept payouts on Saturdays; and other offices necessary as part of the closing process may not be open.

4. **POSSESSION:** (Section 5) The buyer should make arrangements through the REALTORS® for obtaining possession. The seller will not generally let the buyer move in before the seller has received the sale proceeds. Where residential tenants are involved, buyers and sellers should consult the *Residential Tenancy Act*.
5. **TITLE:** (Section 9) It is up to the buyer to satisfy the buyer on matters of zoning or building or use restrictions, toxic or environmental hazards, encroachments on or by the property and any encumbrances which are staying on title before becoming legally bound. It is up to the seller to specify in the contract if there are any encumbrances, other than those listed in Section 9, which are staying on title before becoming legally bound. If you as the buyer are taking out a mortgage, make sure that title, zoning and building restrictions are all acceptable to your mortgage company. In certain circumstances, the mortgage company could refuse to advance funds. If you as the seller are allowing the buyer to assume your mortgage, you may still be responsible for payment of the mortgage, unless arrangements are made with your mortgage company.

INFORMATION ABOUT THE CONTRACT OF PURCHASE AND SALE RESIDENTIAL (continued)

6. **CUSTOMARY COSTS:** (Section 15) In particular circumstances there may be additional costs, but the following costs are applicable in most circumstances:

Costs to be Borne by the Seller

Lawyer or notary Fees and Expenses:
- attending to execution documents

Costs of clearing title, including:

- investigating title,
- discharge fees charged by encumbrance holders,
- prepayment penalties.

Real Estate Commission (plus GST).

Costs to be Borne by the Buyer

Lawyer or notary Fees and Expenses:

- searching title,
- drafting documents.

Costs of Mortgage, including:

- mortgage company's lawyer/notary,
- appraisal (if applicable),
- Land Title Registration fees.

Land Title Registration fees.

Survey Certificate (if required).

Fire Insurance Premium.

Sales Tax (if applicable).

Property Transfer Tax.

Goods and Services Tax (if applicable).

CF

34

In addition to the above costs there may be financial adjustments between the seller and the buyer pursuant to Section 6 and additional taxes payable by one or more of the parties in respect of the property or the transaction contemplated hereby (eg. Empty Home Tax and Speculation Tax).

Goods and Services Tax (GST)

The Contract of Purchase and Sale provides that, unless the Buyer and the Seller agree otherwise in writing, the Purchase Price set out in Section 1 includes applicable GST. Whether or not GST applies to the purchase and sale of the Property will depend on a number of different factors. Buyers and Sellers are advised to make inquiries and seek professional advice as to whether GST is applicable to their transaction before entering into the Contract of Purchase and Sale.

If GST is applicable, the Buyer will pay such GST to the Seller on the Completion Date by paying the full amount of the Purchase Price, and the Seller will remit to CRA from such payment, the applicable GST.

7. **CLOSING MATTERS:** The closing documents referred to in Sections 11, 11A and 11B of this contract will, in most cases, be prepared by the buyer's lawyer or notary and provided to the seller's lawyer or notary for review and approval. Once settled, the lawyers/notaries will arrange for execution by the parties and delivery on or prior to the completion date. The matters addressed in the closing documents referred to in Sections 11A and 11B will assist the lawyers/notaries as they finalize and attend to various closing matters arising in connection with the purchase and sale contemplated by this contract.
8. **RISK:** (Section 16) The buyer should arrange for insurance to be effective as of 12:01 am on the completion date.
9. **FORM OF CONTRACT:** This Contract of Purchase and Sale is designed primarily for the purchase and sale of freehold residences. If your transaction involves: a house or other building under construction, a lease, a business, an assignment, other special circumstances (including the acquisition of land situated on a First Nations reserve), additional provisions, not contained in this form, may be needed, and professional advice should be obtained. In some instances, a Contract of Purchase and Sale specifically related to these circumstances may be available. Please check with your REALTOR® or legal professional for more information. A Property Disclosure Statement completed by the seller may be available.
10. **REALTOR® Code, Article 11:** A REALTOR® shall not buy or sell, or attempt to buy or sell an interest in property either directly or indirectly for himself or herself, any member of his or her immediate family, or any entity in which the REALTOR® has a financial interest, without making the REALTOR®'s position known to the buyer or seller in writing. Among the obligations included in Section 53 of the Real Estate Services Rules: If a licensee acquires, directly or indirectly, or disposes of real estate, or if the licensee assists an associate in acquiring, directly or indirectly, or disposing of real estate, the licensee must make a disclosure in writing to the opposite party before entering into any agreement for the acquisition or disposition of the real estate.
11. **RESIDENCY:** When completing their residency and citizenship status, the buyer and the seller should confirm their residency and citizenship status and the tax implications thereof with their lawyer/accountant.
12. **AGENCY DISCLOSURE:** (Section 21) All designated agents with whom the seller or the buyer has an agency relationship should be listed. If additional space is required, list the additional designated agents on an addendum to the Contract of Purchase and Sale.



CONTRACT OF PURCHASE AND SALE

BROKERAGE: eXp Realty DATE: November 12 2024
 ADDRESS: #1500 - 701 West Georgia Street Vancouver BC V7Y1G5 PHONE: (833) 817-6506
 PREPARED BY: Elena Yelizarov MLS® NO: R2872545

BUYER: Claudio Cesar Favela Garcia
 BUYER: Elena Yelizarov
 BUYER: _____
 ADDRESS: 102 2688 Vine St

 Vancouver, BC PC: V6K 4T6

SELLER: Alvarez & Marsal Canada Inc.,
 SELLER: in its capacity as receiver & manager of 1256306 BC LTD
 SELLER: and not in its personal capacity
 ADDRESS: CF EY PU

 PC: _____

This may not be the Seller's address for the purpose of giving notice to exercise the Rescission Right. See address in Section 27.

PROPERTY:

501 5077 CAMBIE STREET
 UNIT NO. ADDRESS OF PROPERTY
 Vancouver BC V7Y 1G5
 CITY/TOWN/MUNICIPALITY POSTAL CODE
030-880-696
 PID OTHER PID(S)

STRATA LOT 178, BLOCK 839, PLAN EPS4950, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

LEGAL DESCRIPTION

\$1,525,000

The Buyer agrees to purchase the Property from the Seller on the following terms and subject to the following conditions:

- PURCHASE PRICE:** The Purchase Price of the Property will be ~~\$3,525,000.00~~ \$1,555,000.00 One Million Five Hundred Twenty Five Thousand Fifty Five thousand twenty five thousand DOLLARS (Purchase Price).

Unless the Buyer and the Seller agree otherwise in writing, the Purchase Price includes Goods and Services Tax (GST) if applicable, and the Seller will separately disclose all applicable GST on or before the Completion Date on the Seller's Statements of Adjustments. If the Property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right (as defined below) and the Buyer exercises the Rescission Right the amount payable by the Buyer to the Seller will be ~~\$3,022.50~~ N/A - Court ordered sale

 (Rescission Amount). The foregoing Rescission Amount is set out herein for notice purposes only and, to the extent there is an inconsistency between the foregoing sentence and the Home Buyer Rescission Period Regulation, the latter will govern and prevail. The parties acknowledge and agree that if the Buyer exercises the Rescission Right, the Buyer will pay (or cause to be paid) the Rescission Amount to the Seller promptly and in any event within 14 days after the Buyer exercises the Rescission Right.

CF EY
 BUYER'S INITIALS

PU
 SELLER'S INITIALS

501 5077 CAMBIE STREET

Vancouver

BC V7Y 1G5 PAGE 2 of 9 PAGES

5

PROPERTY ADDRESS

PU EY CF

2. **DEPOSIT:** A deposit of ~~\$25,000.00~~ 77,750.00 which will form part of the Purchase Price, will be paid **within** 24 hours of acceptance unless agreed as follows: of Buyer's subject conditions.
By way of bank draft or electronic transfer within 24 hours of subject removal.

PU EY CF

All monies paid pursuant to this Section (Deposit) will be paid in accordance with Section 10 or by uncertified cheque except as otherwise set out in this Section 2 and will be delivered in trust to **EXP REALTY**

and held in trust in accordance with the provisions of the *Real Estate Services Act*. In the event the Buyer fails to pay the Deposit as required by this Contract, the Seller may, at the Seller's option, terminate this Contract. The party who receives the Deposit is authorized to pay all or any portion of the Deposit to the Buyer's or Seller's conveyancer (the "Conveyancer") without further written direction of the Buyer or Seller, provided that:

- the Conveyancer is a Lawyer or Notary;
- such money is to be held in trust by the Conveyancer as stakeholder pursuant to the provisions of the *Real Estate Services Act* pending the completion of the transaction and not on behalf of any of the principals to the transaction; and
- if the sale does not complete, the money should be returned to such party as stakeholder or paid into Court.

The parties acknowledge and agree that if the Buyer exercises the Rescission Right within the prescribed period and in the prescribed manner and the Deposit has been paid by the Buyer, the prescribed amount that the Buyer is required to pay in connection with the exercise of the Rescission Right will be paid to the Seller from the Deposit and the balance of the Deposit, if any, will be paid to the Buyer, all without any further direction or agreement of the parties. If the Deposit is less than the prescribed amount required to be paid by the Buyer, the Buyer must promptly pay the shortfall to the Seller in accordance with the *Home Buyer Rescission Period Regulation* and this Contract of Purchase and Sale.

3. **TERMS AND CONDITIONS:** The purchase and sale of the Property includes the following terms and is subject to the following conditions:

SEE SCHEDULE A

Each condition, if so indicated is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefiting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the *Real Estate Services Act*.

CF EY

BUYER'S INITIALS

PU

SELLER'S INITIALS

PROPERTY ADDRESS

4. **COMPLETION:** The sale will be completed on April 15, yr. 2025
(Completion Date) at the appropriate Land Title Office.

5. **POSSESSION:** The Buyer will have vacant possession of the Property at 9 o'clock a.m. on April 16, yr. 2025 (Possession Date) or, subject to the following existing tenancies, if any:
VACANT

6. **ADJUSTMENTS:** The Buyer will assume and pay all taxes, rates, local improvement assessments, fuel utilities and other charges from, and including, the date set for adjustments, and all adjustments both incoming and outgoing of whatsoever nature will be made as of April 16, yr. 2025 (Adjustment Date).

7. **INCLUDED ITEMS:** The Purchase Price includes any buildings, improvements, fixtures, appurtenances and attachments thereto, and all blinds, awnings, screen doors and windows, curtain rods, tracks and valances, fixed mirrors, fixed carpeting, electric, plumbing, heating and air conditioning fixtures and all appurtenances and attachments thereto as viewed by the Buyer at the date of inspection, INCLUDING:

~~stone bridge, dishwashers, microwave, clothes washer and dryer, air conditioning, drapes and window coverings, light fixtures, two sets of keys and garage fobs.~~

Initial
PU EY CF

BUT EXCLUDING:

~~personal possessions of the tenants~~

Initial
PU EY CF

8. **VIEWED:** The Property and all included items will be in substantially the same condition at the Possession Date as when viewed by the Buyer on November 10, yr. 2024

9. **TITLE:** Free and clear of all encumbrances except subsisting conditions, provisos, restrictions exceptions and reservations, including royalties, contained in the original grant or contained in any other grant or disposition from the Crown, registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies set out in Section 5, if any, and except as otherwise set out herein.

10. **TENDER:** Tender or payment of monies by the Buyer to the Seller will be by certified cheque, bank draft, wire transfer or Lawyer's/Notary's or real estate brokerage's trust cheque.

11. **DOCUMENTS:** All documents required to give effect to this Contract will be delivered in registrable form where necessary and will be lodged for registration in the appropriate Land Title Office by 4 pm on the Completion Date.

11A. **SELLER'S PARTICULARS AND RESIDENCY:** The Seller shall deliver to the Buyer on or before the Completion Date a statutory declaration of the Seller containing:

- A. particulars regarding the Seller that are required to be included in the Buyer's Property Transfer Tax Return to be filed in connection with the completion of the transaction contemplated by this Contract (and the Seller hereby consents to the Buyer inserting such particulars on such return);
- B. a declaration regarding the Vancouver Vacancy By-Law for residential properties located in the City of Vancouver; and
- C. if the Seller is not a non-resident of Canada as described in the non-residency provisions of the *Income Tax Act*, confirmation that the Seller is not then, and on the Completion Date will not be, a non-resident of Canada. If on the Completion Date the Seller is a non-resident of Canada as described in the residency provisions of the *Income Tax*

CF ET
BUYER'S INITIALS

Initial
PU
SELLER'S INITIALS

PROPERTY ADDRESS

Act, the Buyer shall be entitled to hold back from the Purchase Price the amount provided for under Section 116 of the *Income Tax Act*.

11B. GST CERTIFICATE: If the transaction contemplated by this Contract is exempt from the payment of Goods and Services Tax ("GST"), the Seller shall execute and deliver to the Buyer on or before the Completion Date, an appropriate GST exemption certificate to relieve the parties of their obligations to pay, collect and remit GST in respect of the transaction. If the transaction contemplated by this Contract is not exempt from the payment of GST, the Seller and the Buyer shall execute and deliver to the other party on or before the Completion Date an appropriate GST certificate in respect of the transaction.

12. TIME: Time will be of the essence hereof, and unless the balance of the payment is paid and such formal agreements to pay the balance as may be necessary are entered into on or before the Completion Date, the Seller may, at the Seller's option, terminate this Contract, and, in such event, the amount paid by the Buyer will be non-refundable and absolutely forfeited to the Seller, subject to the provisions under the *Real Estate Services Act*, on account of damages, without prejudice to the Seller's other remedies.

13. BUYER FINANCING: If the Buyer is relying upon a new mortgage to finance the Purchase Price, the Buyer, while still required to pay the Purchase Price on the Completion Date, may wait to pay the Purchase Price to the Seller until after the transfer and new mortgage documents have been lodged for registration in the appropriate Land Title Office, but only if, before such lodging, the Buyer has:

- A. made available for tender to the Seller that portion of the Purchase Price not secured by the new mortgage, and
- B. fulfilled all the new mortgagee's conditions for funding except lodging the mortgage for registration, and
- C. made available to the Seller, a Lawyer's or Notary's undertaking to pay the Purchase Price upon the lodging of the transfer and new mortgage documents and the advance by the mortgagee of the mortgage proceeds pursuant to the Canadian Bar Association (BC Branch) (Real Property Section) standard undertakings (the "CBA Standard Undertakings").

14. CLEARING TITLE: If the Seller has existing financial charges to be cleared from title, the Seller, while still required to clear such charges, may wait to pay and discharge existing financial charges until immediately after receipt of the Purchase Price, but in this event, the Seller agrees that payment of the Purchase Price shall be made by the Buyer's Lawyer or Notary to the Seller's Lawyer or Notary, on the CBA Standard Undertakings to pay out and discharge the financial charges, and remit the balance, if any, to the Seller.

15. COSTS: The Buyer will bear all costs of the conveyance and, if applicable, any costs related to arranging a mortgage and the Seller will bear all costs of clearing title.

16. RISK: All buildings on the Property and all other items included in the purchase and sale will be, and remain, at the risk of the Seller until 12:01 am on the Completion Date. After that time, the Property and all included items will be at the risk of the Buyer.

17. PLURAL: In this Contract, any reference to a party includes that party's heirs, executors, administrators, successors and assigns; singular includes plural and masculine includes feminine.

18. REPRESENTATIONS AND WARRANTIES: There are no representations, warranties, guarantees, promises or agreements other than those set out in this Contract and the representations contained in the Property Disclosure Statement if incorporated into and forming part of this Contract, all of which will survive the completion of the sale.

19. PERSONAL INFORMATION: The Buyer and the Seller hereby consent to the collection, use and disclosure by the Brokerages and by the Managing Broker(s), Associate Broker(s) and representative(s) of those Brokerages (collectively the "Designated Agent(s)") described in Section 21, the real estate boards or "associations" of which those Brokerages

CF

BUYER'S INITIALS

PU

SELLER'S INITIALS

501 5077 CAMBIE STREET

Vancouver

BC V7Y 1G5 PAGE 5 of 9 PAGES

PROPERTY ADDRESS

and Licensees are members (together with any successors or amalgamations thereof, the "Boards") and, if the Property is listed on a Multiple Listing Service®, the Board that operates the Multiple Listing Service®, of personal information about the Buyer and the Seller:

- A. for all purposes consistent with the transaction contemplated herein;
- B. if the Property is listed on a Multiple Listing Service®, for the purpose of the compilation, retention and publication by the Board that operates the Multiple Listing Service® and other Boards of any statistics including historical Multiple Listing Service® data for use by persons authorized to use the Multiple Listing Service® of that Board and other Boards;
- C. for enforcing codes of professional conduct and ethics for members of Boards; and
- D. for the purposes (and to the recipients) described in the British Columbia Real Estate Association's Privacy Notice and Consent form.

The personal information provided by the Buyer and Seller may be stored on databases outside Canada, in which case it would be subject to the laws of the jurisdiction in which it is located.

20. ASSIGNMENT OF REMUNERATION: The Buyer and the Seller agree that the Seller's authorization and instruction set out in Section 27(c) below is a confirmation of the equitable assignment by the Seller in the listing contract and is notice of the equitable assignment to anyone acting on behalf of the Buyer or Seller.

20A. RESTRICTION ON ASSIGNMENT OF CONTRACT: The Buyer and the Seller agree that this Contract:

- A. must not be assigned without the written consent of the Seller; and
- B. the Seller is entitled to any profit resulting from an assignment of the Contract by the Buyer or any subsequent assignee.

21. AGENCY DISCLOSURE: The Seller and the Buyer acknowledge and confirm as follows (initial appropriate box(es) and complete details as applicable):

Initial		
PU		

INITIALS

A. The Seller acknowledges having received, read and understood the BC Financial Services Authority (BCFSA) form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Seller has an agency relationship with

Ken Leong PREC*

Liana Fung, Mary Porohowsky,

DESIGNATED AGENT(S)

who is/are licensed in relation to Oakwyn Realty Ltd.

BROKERAGE

CF	EY	
----	----	--

INITIALS

B. The Buyer acknowledges having received, read and understood the BCFSA form entitled "Disclosure of Representation in Trading Services" and hereby confirms that the Buyer has an agency relationship with Elena Yelizarov PREC

DESIGNATED AGENT(S)

who is/are licensed in relation to eXp Realty

BROKERAGE

INITIALS

C. The Seller and the Buyer each acknowledge having received, read and understood the BCFSA form entitled "Disclosure of Risks Associated with Dual Agency" and hereby confirm that they each consent to a dual agency relationship with

DESIGNATED AGENT(S)

CF	EY	
----	----	--

BUYER'S INITIALS

Initial		
PU		

SELLER'S INITIALS

501 5077 CAMBIE STREET

Vancouver

BC V7Y 1G5 PAGE 6 of 9 PAGES

PROPERTY ADDRESS

who is/are licensed in relation to _____
BROKERAGE

having signed a dual agency agreement with such Designated Agent(s) dated _____

INITIALS		

D. If only (A) has been completed, the Buyer acknowledges having received, read and understood the BCFS form "Disclosure of Risks to Unrepresented Parties" from the Seller's agent listed in (A) and hereby confirms that the Buyer has no agency relationship.

INITIALS		

E. If only (B) has been completed, the Seller acknowledges having received, read and understood the BCFS form "Disclosure of Risks to Unrepresented Parties" from the Buyer's agent listed in (B) and hereby confirms that the Seller has no agency relationship.

22. ACCEPTANCE IRREVOCABLE (Buyer and Seller):

CF	ET	
BUYER'S INITIALS		

The Seller and the Buyer specifically confirm that this Contract of Purchase and Sale, whether executed and sealed by hand or by digital or electronic signature and seal, or otherwise, is hereby executed under seal, which is evidenced by each of the Buyer and the Seller making the deliberate, intentional and conscious act of inserting their initials (whether by hand or electronically) in the appropriate space provided beside this Section 22. The parties intend that the act of inserting their initials as set out above is to have the same effect as if this Contract of Purchase and Sale had been physically sealed by wax, stamp, embossing, sticker or any other manner. It is agreed and understood that, without limiting the foregoing, the Seller's acceptance is irrevocable including without limitation during the period prior to the date specified for the Buyer to either:

- A. fulfill or waive the terms and conditions herein contained; and/or
- B. exercise any option(s) herein contained.

PLU		
SELLER'S INITIALS		

23. DISCLOSURE OF BUYER'S RESCISSION RIGHT: The Seller and the Buyer hereby acknowledge that, unless the Property is exempt from the Rescission Right, the Buyer is entitled pursuant to Section 42(1) of the *Property Law Act* (British Columbia) to rescind (cancel) this Contract of Purchase and Sale by serving written notice of the rescission on the Seller within the prescribed period and in the prescribed manner (the "Rescission Right") and the parties hereby acknowledge the following:

- A. the Buyer cannot waive the Rescission Right;
- B. the Rescission Right may only be exercised by the Buyer giving notice on any day within three (3) business days (being any day other than a Saturday, a Sunday or a holiday in British Columbia) after the Final Acceptance Date (defined below);
- C. if the Buyer exercises the Rescission Right, the Buyer must promptly pay to the Seller the Rescission Amount, being 0.25% of the Purchase Price, as calculated and set out in Section 1 of this Contract of Purchase and Sale.
- D. If the Buyer has paid a Deposit, the Rescission Amount will be promptly paid from the Deposit and the balance of the Deposit, if any, will be paid to the Buyer, all without any further direction or agreement of the parties. If the Deposit is less than the Rescission Amount, the Buyer will be required to pay the shortfall; and

CF	ET	
BUYER'S INITIALS		

PLU		
SELLER'S INITIALS		

501 5077 CAMBIE STREET

Vancouver

BC V7Y 1G5 PAGE 7 of 9 PAGES

PROPERTY ADDRESS

- E. the following are exempt from the Rescission Right:
- (i) residential real property that is located on leased lands;
 - (ii) a leasehold interest in residential real property;
 - (iii) residential real property that is sold at auction;
 - (iv) residential real property that is sold under a court order or the supervision of the court; and
 - (v) a Contract of Purchase and Sale to which Section 21 of the *Real Estate Development Marketing Act* applies.

The Buyer and the Seller each acknowledge that the foregoing constitutes disclosure made pursuant to Section 57.1 of the Real Estate Services Rules.

CF	E7	
----	----	--

BUYER'S INITIALS

PLU		
-----	--	--

SELLER'S INITIALS

24. **THIS IS A LEGAL DOCUMENT. READ THIS ENTIRE DOCUMENT AND INFORMATION PAGE BEFORE YOU SIGN.**

25. **COUNTERPARTS:** The parties agree that this Contract of Purchase and Sale and any amendments or attachments thereto may be executed in counterparts by the parties and delivered originally or by facsimile, email, or other means of electronic transmission. Each such counterpart when so executed and delivered is deemed to be an original and all such counterparts of a relevant document taken together shall constitute one and the same relevant document as though the signatures of all the parties were upon the same document.

THE REMAINDER OF THE PAGE IS INTENTIONALLY LEFT BLANK - SIGNATURE PAGE FOLLOWS

CF	E7	
----	----	--

BUYER'S INITIALS

PLU		
-----	--	--

SELLER'S INITIALS

501 5077 CAMBIE STREET

Vancouver

BC V7Y 1G5 PAGE 8 of 9 PAGES

PROPERTY ADDRESS

26. **OFFER:** This offer, or counter-offer, will be open for acceptance until 11:59 o'clock PM on 18 day of November yr. 2024 (unless withdrawn in writing with notification to the other party of such revocation prior to notification of its acceptance), and upon acceptance of the offer, or counter-offer, by accepting in writing and notifying the other party of such acceptance, there will be a binding Contract of Purchase and Sale on the terms and conditions set forth.

If the Buyer is an individual, the Buyer declares that they are a Canadian citizen or a permanent resident as defined in the *Immigration and Refugee Protection Act*:

YES CF EY NO
INITIALS INITIALS

Authentic
Claudio Cesar Favela Garcia
BUYER
Claudio Cesar Favela Garcia
PRINT NAME
WITNESS

Authentic
Elena Yelizarov
BUYER
Elena Yelizarov
PRINT NAME
WITNESS

Authentic

BUYER

PRINT NAME
WITNESS

27. **ACCEPTANCE:** The Seller:

- A. hereby accepts the above offer and agrees to complete the sale upon the terms and conditions set out above,
- B. agrees to pay a commission as per the Listing Contract, and
- C. authorizes and instructs the Buyer and anyone acting on behalf of the Buyer or Seller to pay the commission out of the proceeds of sale and forward copies of the Seller's Statement of Adjustments to the Cooperating/Listing Brokerage, as requested forthwith after Completion.

Seller's acceptance is dated this 11/14/2024 day of yr.

The Seller declares their residency as defined under the *Income Tax Act*:

RESIDENT OF CANADA PLU NON-RESIDENT OF CANADA
INITIALS INITIALS

Signed by:
Pui Lam (Pinky) Law
SELLER
Alvarez & Karsal Canada Inc., in its capacity as receiver
PRINT NAME
WITNESS

Signed by:

SELLER
in its capacity as receiver & manager of 1256304 BC
PRINT NAME
WITNESS

Signed by:

SELLER

PRINT NAME
WITNESS

501 5077 CAMBIE STREET

Vancouver

BC V7Y 1G5 PAGE 9 of 9 PAGES

PROPERTY ADDRESS

NOTICE FOR BUYER'S RESCISSION RIGHT: If the Property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right and the Buyer is entitled to exercise the Rescission Right, the Seller's (or the Seller's appointee's) mailing address, email address and/or fax number for notice of rescission is as follows:

Attention: _____

Address: _____

Email: _____ Fax: _____

Any notice of rescission given by the Buyer will be deemed to have been delivered on the day it was sent if delivered in accordance with the *Home Buyer Rescission Period Regulation*.

The date of acceptance of this Contract is _____ (the "**Final Acceptance Date**") being the date that the last party executed and delivered this Contract and, if applicable, based on the foregoing the date by which the Buyer must exercise the Rescission Right is _____.

The foregoing sentence is not a term of the Contract and is included for notice purposes only and, to the extent there is an inconsistency between the foregoing and the *Home Buyer Rescission Period Regulation* and the latter will govern and prevail. This Notice is only applicable if the Property is "residential real property" (as defined in the *Home Buyer Rescission Period Regulation*) that is not exempt from the Rescission Right.

CF	EY	
----	----	--

BUYER'S INITIALS

Initial		
PU		

SELLER'S INITIALS

*PREC represents Personal Real Estate Corporation

Trademarks are owned or controlled by The Canadian Real Estate Association (CREA) and identify real estate professionals who are members of CREA (REALTOR®) and/or the quality of services they provide (MLS®).

BC2057 REV. NOV 2024

COPYRIGHT BC REAL ESTATE ASSOCIATION AND CANADIAN BAR ASSOCIATION (BC BRANCH)

© 2024, British Columbia Real Estate Association ("BCREA") and the Canadian Bar Association British Columbia Branch ("CBABC"). All right reserved. This form was developed by BCREA and CBABC for the use and reproduction by BC REALTORS® and members in good standing with the CBABC, and other authorized in writing by BCREA and/or CBABC. Any other use or reproduction is prohibited except with prior written consent of BCREA and/or CBABC. This form is not to be altered when printing or reproducing the standard pre-set portion. BCREA and CBABC bears no liability for your use of this form.

**PLW Investment Ltd. v. 1025332 B.C. Ltd. et al;
SCBC Vancouver Registry No. H220369**

**SCHEDULE "A"
(Court Approved Sale)**

DATE: [11/12/24]

The following terms replace, modify, and where applicable override the terms of the attached contract of purchase and sale (the "Contract"). Where a conflict arises between the terms of this Schedule and the Contract, the terms of this Schedule will apply.

1. The vesting order will describe the Buyer exactly as the Buyer appears at the upper left on the first page of the Contract, so the Buyer as described at the upper left on the first page of the Contract will appear as the owner of the Property after completion of the sale. The Seller will not be bound by any term in the Contract describing the Buyer otherwise, or allowing the Buyer to complete the sale with a different name.
2. The references in this Schedule to specific clauses in the Contract are references to the clause numbers in the standard form MLS contracts of purchase and sale (the "MLS Contract") used by the Chilliwack, Fraser Valley and Vancouver Real Estate Associations. If the Contract has different clause numbers than those contained in the MLS Contract, the terms of this Schedule will apply with the necessary changes and with equal effect notwithstanding the different clause numbers.

3. All references to the "Property" in the Contract and in this Schedule will be read as references to:

Address: #501-5077 Cambie Street, Vancouver, BC V5Z 0H7

PID: 030-880-696

Legal Description: STRATA LOT 178 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

4. All references to the "Seller" in the Contract and in this Schedule will be read as references to Alvarez & Marsal Canada Inc., in its capacity as court appointed receiver and manager (the "Receiver"), the party having conduct of sale of the Property pursuant to a Receivership Order, granted on October 27, 2022 and amended November 7, 2022 (the "Receivership Order"), by the Supreme Court of British Columbia in proceedings commenced in the Vancouver Registry, Proceeding No. H220369 (the "Proceedings").
5. This Contract may be terminated at the Seller's sole option if at any time:
 - (a) if the Receiver is discharged as receiver on or before the Closing Date, or if the Receivership Order is stayed at the time of the Closing Date; or
 - (b) the Seller determines it is inadvisable to present the offer to the Court, and

CF EY

Initial
PLU

in any such event the Seller shall have no further obligations or liability to the Buyer under the Contract or otherwise.

6. **Clause 3 (Terms and Conditions) of the Contract is deleted and replaced by the following:**

- (a) Schedule A to this contract of purchase and sale is included and forms a part of this contract;
- (b) This contract of purchase and sale is subject to court approval. This condition is for the sole benefit of the Seller;
- (c) This contract of purchase and sale is subject to the Buyer delivering to the Seller, on or before the Completion Date, a statutory declaration, made by each Buyer, stating that such Buyer is not a "non-Canadian" as defined in the *Purchase of Residential Property by Non-Canadians Act*, S.C. 2022, c. 10, s. 235 (the "PSPNCA"), or that the purchase of the Property by the Buyers is otherwise exempt from Section 4 of the PSPNCA. This condition is for the sole benefit of the Seller; and
- (d) Each condition, if so indicated, is for the sole benefit of the party indicated. Unless each condition is waived or declared fulfilled by written notice given by the benefitting party to the other party on or before the date specified for each condition, this Contract will be terminated thereupon and the Deposit returnable in accordance with the Real Estate Services Act.
- (e) **TEAM DISCLOSURE**
In accordance with Rule 54 of the Real Estate Services Rules, the Seller and Buyer(s) acknowledge the Seller has a designated agency relationship with Exclusive Vancouver Real Estate Group which includes the following agents: Ken Leong PREC*, Mary Porohowski and Liana Fung.
- (f) **TERMS & CONDITIONS:**

INSPECTION

Subject to the Buyer at Their expense, arranging, receiving and approving a building inspection report of the subject property on or before November 24, 2024. The Seller will allow access to the property ~~upon reasonable~~ notice. This condition is for the sole benefit of the Buyer.

with at least 48 hours

PLU

EY CF

FINANCING

Subject to the Buyer arranging satisfactory financing on or before November 24, 2024. This condition is for the sole benefit of the Buyer.

Initial
PLU CF EY

STRATA DOCS

Subject to the Buyer, on or before November 24, 2024 receiving and approving the following documents with respect to information that reasonably may adversely affect the use or value of the strata lot, including any bylaw, item of repair or maintenance, special levy, judgment or other liability, whether actual or potential:

1. a Form "B" Information Certificate, issued within the last 30 days, attaching the Strata Corporation rules, current budget, the developer's Rental Disclosure Statement, and Depreciation Report if any;
2. a copy of the registered Strata Plan, any amendments to the Strata Plan, and any resolutions dealing with changes to common property;
3. the current bylaws, rules, financial statements of the Strata Corporation, and any section to which the Strata Lot belongs;
4. the minutes of any meeting held between the period from January 1, 2022 to November 24, 2024 by the Strata Council, and by the members in annual, extraordinary or special general meetings, and by the members or the executive of any section to which the Strata Lot belongs;
5. all copies of any engineers', depreciation reports or other consultants' reports concerning the Strata Corporation; if available
6. a copy of the title search and with any charge or other feature, whether registered or not, that reasonably may affect the Property's use or value; and
7. ~~a copy of the Property Disclosure Statement (PDS), issued within the last 30 days, which is incorporated into and forms part of this Contract.~~

TENANCY

If any of the tenant(s) vacate prior to completion the seller will not re-rent the suite(s).
If the Seller has received from the Buyer a request to give a notice to end tenancy in accordance with section 49 of the Residential Tenancy Act, the Seller will promptly give a notice to end the tenancy in accordance with the provisions of the Residential Tenancy Act to any tenants of the Property.

SPECIAL LEVY

If a special levy is approved before the completion date, the Seller shall credit the Buyer with the entire portion of the special levy that the Buyer is obligated to pay under the Strata Property Act and the Seller hereby directs the Buyer's lawyer or notary public to hold back such credit from the sale proceeds and to remit it to the strata corporation.

BYLAWS

If the Seller learns before the Completion Date about any proposal to amend the bylaws of the strata corporation, or the bylaws of a section to which the strata lot belongs, or any amendment to such bylaws, that the Seller has not previously disclosed to the Buyer, the Seller will promptly deliver a copy of the relevant resolution to the Buyer.

PARKING & LOCKER

The Seller represents and warrants the exclusive use of parking stall number #44 and 45 and storage locker number #19 associated with the strata unit.

EMPTY HOMES TAX & SPECULATION TAX

The Seller confirms Empty Homes Tax and Speculation Tax have been filed for 2022 and 2023.

ACCESS

The Seller will allow the Buyer access to the property up to 3 times prior to completion ~~upon~~
with at least 48 hours ^{reasonable notice.}

Initial
PU EY CF

LEGAL & OTHER PROFESSIONAL ADVICE

The Buyer and Seller acknowledge that the Brokerage and Designated Agents do not provide legal or other expert advice in matters beyond the common standard of care in the Real Estate Industry. The parties have been advised to seek independent legal advice prior to executing this Contract of Purchase and Sale.

CONFIDENTIALITY OF TERMS

The Buyer and Seller agree that the terms and conditions of any offer or counter-offer with respect to the Property shall not be disclosed to any other potential Buyer of the property without the prior written consent of the Buyer.

7. The following is added to Clause 5 (Possession) of the Contract:

If the Property is occupied by anyone, then the Seller, while still required to deliver vacant possession to the Buyer, may wait to deliver vacant possession until after conclusion of the Seller's enforcement of a court order for vacant possession. The Buyer acknowledges that if vacant possession is unavailable on the Possession Date, then the Buyer must complete the purchase of the Property in any event in accordance with the terms of this Contract and allow the Seller a reasonable period of time thereafter to deliver vacant possession through writ of possession or such other lawful enforcement means as the Seller considers advisable. In such event the Buyer agrees that the Seller shall not be liable to the Buyer for any losses or damages arising or related in any way to the Seller's failure to deliver vacant possession to the Buyer on the Possession Date.

8. Clause 7 (Included Items) of the Contract is deleted and replaced by the following:

- (a) The assets to be purchased under this contract do not include any personal property or chattels;
- (b) The Buyer accepts the Property "as is, where is" as of the Possession Date and saves the Seller harmless from all claims resulting from or relating to the age, fitness, condition, zoning, lawful use, or circumstances and location of the Property, and agrees to accept the Property subject to any outstanding work orders or notices or infractions as to the date of closing and subject to the existing municipal or other governmental by-laws, restrictions or orders affecting its use, including subdivision agreement and easements; and
- (c) The Buyer acknowledges that although home warranty insurance coverage may be required under the provisions of the *BC Homeowner Protection Act* in respect of the Property, the Seller shall have no obligation to arrange such coverage. The Buyer accepts and assumes the obligation to acquire such insurance coverage in the event it is required. If the Property is a "new home" (as defined in the *BC Homeowner Protection Act*) then the Buyer will provide the Homeowner Protection Office (the "HPO"), prior to approval of this

Initial
PU CF EY

offer by the Court, with evidence satisfactory to the HPO that the Buyer or the Buyer's residential builder has arranged or will arrange coverage for the Property by home warranty insurance provided by a home warranty provider. The Seller's obligation to complete a sale of the Property to the Buyer is conditional on the Buyer complying with the foregoing. The Seller shall have no further obligations or liability to the Buyer under the Contract or otherwise in respect of *BC Homeowner Protection Act* or arising from any omission to acquire home warranty insurance coverage and the Buyer exclusively accepts and assumes all risks of loss or damage arising from any omission to acquire home warranty insurance coverage.

9. **Clause 8 (Viewed)** is deleted and replaced by the following:

The Property is being purchased "as is - where is" as of the Possession Date, and without limitation to the foregoing, without any representation or warranty as to the age, fitness, condition, zoning, lawful use, or circumstances and location of the Property, and agrees to accept the Property subject to any outstanding work orders or notices or infractions as to the date of closing and subject to the existing municipal or other governmental by-laws, restrictions or orders affecting its use, including subdivision agreement and easements. The Seller makes no representation or warranty that any personal property located at, related to or derived from the Property is owned by the registered owner(s) of the Property.

10. **Clause 9 (Title)** of the Contract is deleted and replaced by the following:

Title: Free and clear of all encumbrances of the parties to the Proceedings, in accordance with a vesting order to be made in the Proceedings except: subsisting conditions, provisos, restrictions, exceptions and reservations, including royalties contained in the original grant or contained in any other grant or disposition from the Crown registered or pending restrictive covenants and rights-of-way in favour of utilities and public authorities, existing tenancies, if any, and except as otherwise set out herein.

11. **Clause 10 (Tender)** of the Contract is deleted and replaced by the following:

Tender or payment of monies by the Buyer to the Seller will be by certified cheque or bank draft.

12. **Clause 12 (Time)** of the Contract is deleted and replaced by the following:

Time will be of the essence hereof, and unless the balance of the cash payment is paid and such formal agreement to pay the balance as may be necessary is entered into on or before the Completion Date, the Seller may at the Seller's option either terminate or reaffirm this Contract, and in either event the amount paid by the Buyer, including without limitation the deposit, will be absolutely forfeited to the Seller on account of damages without prejudice to the Seller's other remedies.

13. No property condition disclosure statement concerning the Property forms part of the Contract whether or not such a statement is attached to it.

Initial
PU CF EY

14. **Clause 24 (Acceptance) of the Contract is deleted and replaced by the following:**

The acceptance of this offer by the Seller is pursuant to a Receivership Order in respect of the Property and not as owner of the Property. The acceptance of this offer by the Seller is subject to the approval of the Supreme Court of British Columbia ("Court") and will become effective from the time an order is made approving this offer. The Seller hereby advises the Buyer that the Seller's obligations in connection with this offer, until it is approved by the Court are limited to putting this offer before the Court. Thereafter, the Seller is subject to the jurisdiction and discretion of the Court to entertain other offers and to any further orders the Court may make regarding the Property. Given the Seller's position and the Seller's relationship to other parties in the Proceedings, the Seller may be compelled to advocate that the Court consider other offers in order to obtain the highest price for the Property. The Seller gives no undertaking to advocate the acceptance of this offer. In that regard, the Buyer must make its own arrangements to support this offer in court. The Buyer also acknowledges and agrees that the normal and expected practice of the Court on an application for an Order approving a sale, when faced with more than one bid, is to direct all bidders (including the original bidder) to then each submit one final bid in a judicial sealed bid auction. The Buyer further acknowledges that the Court has jurisdiction to deviate from the normal and expected practice when faced with more than one bid and all bidders (including the original bidder) are subject to the direction of the Court with respect to any other method for submitting and considering bids which may be directed by the Court from time to time. The Buyer further acknowledges and agrees that such a sealed bid auction (or any other practice as may be directed by the Court from time to time if deviating from the normal and expected practice) may well result on an application to Court for an Order approving this offer.

15. The Seller is not and will not be liable to the Buyer nor to anyone claiming by, through or under the Buyer for any damages, costs or expenses for damage caused to the Lands by the registered owner of the Lands or their tenants, guests, assigns, agents or by persons unknown.
16. The Seller makes no representations as to residency of the registered owner(s) of the Property and will make no representations or declarations at closing. The Buyer represents and agrees that: (i) it has made its own reasonable inquiries as to the residency of the registered owner(s); (ii) it has no reason to believe the registered owner(s) is/are not resident in Canada; and (iii) it will pay the Seller the adjusted full purchase price owing on completion of the sale under the Contract without holdback under s.116 of the *Income Tax Act* or related sections.
17. The Buyer acknowledges and agrees that time will be of the essence hereof, and unless the balance of the cash payment is paid and such format agreement to pay the balance as may be necessary is entered into on or before the Completion Date, the seller may at its option either terminate or reaffirm this Contract, and in either event the amount paid by the Buyer, including without limitation the deposit, will be absolutely forfeited to the Seller on account of damages, and not in substitution therefore, without prejudice to the Seller's other remedies.

Initial
PU CF EY

- 7 -

CF

EY

Initial
PU

18. The Buyer acknowledges and agrees that it is acquiring the Property on an "as is, where is" basis, without any representation or warranty on the part of the Seller. The Seller shall not be required to provide any certificate or statutory declaration in respect of any fact or matter related to the Property. The Seller may, at the request of the Buyer, request that the registered owner provide a certificate or statutory declaration in respect of any fact or matter related to the Property, but delivery of such shall not be a condition to closing.

19. The Seller may, at its sole discretion, extend the Completion Date by up to ten days.

20. In consideration of the Seller accepting the purchase price of \$1,525,000, the designated agent, Elena Yelizarov with exp Realty, agrees to forego \$10,000.00 of the Cooperating Brokerage commission to the benefit of the Seller (for clarity, the Cooperating Brokerage commission will be \$19,820.62 minus \$10,000 = \$9,820.62 + GST).

BUYERS:

Witness

Authenticus.ca
Claudio Cesar Favela Garcia 11/12/24

BUYER NAME: Claudio Cesar Favela Garcia

Witness

Authenticus.ca
[Signature] 11/12/24

BUYER NAME: Elena Yelizarov

SELLER:

ALVAREZ & MARSAL CANADA INC., solely in its capacity as court appointed receiver and manager, and not in its personal capacity

Witness

Signed by:
Pui Lam (Pinky) Law
CARD27E34B5A461
Per: Pui Lam (Pinky) Law

This is **Exhibit "B"** referred to in the affidavit of
A. Arenas sworn before me at Vancouver, BC this
4th day of February, 2025.



A Commissioner for taking Affidavits
For British Columbia

This is **Exhibit "C"** referred to in the affidavit of A. Arenas sworn before me at Vancouver, BC this 4th day of February, 2025.


A Commissioner for taking Affidavits
For British Columbia



THE CANADIAN
BAR ASSOCIATION
British Columbia Branch

CONTRACT OF PURCHASE AND SALE ADDENDUM / AMENDMENT

MLS® NO: **R2872545**

DATE: **January 17 2025**

RE: ADDRESS: **501 5077 CAMBIE STREET**

Vancouver

BC V7Y 1G5

LEGAL DESCRIPTION: **STRATA LOT 178, BLOCK 839, PLAN EPS4950, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE**

PID: **030-880-696**

OTHER PID(S):

ADDENDUM TO / AMENDMENT MADE FURTHER TO AND FORMING PART OF THE CONTRACT OF PURCHASE AND SALE

DATED **November 10 2024** MADE BETWEEN **Claudio Cesar Favela Garcia**

Elena Yelizarov

AS BUYER(S), AND

Alvarez & Marsal Canada Inc.,

in its capacity as receiver & manager of 1256306 BC LTD

AS SELLER(S) AND COVERING THE ABOVE-MENTIONED PROPERTY, THE UNDERSIGNED HEREBY AGREE AS FOLLOWS:

The Proposed Amendment is not intended to be a counter-offer or a repudiation of the Contract. Unilateral execution of this Addendum by either the Sellers or the Buyers hereto shall not constitute a counter-offer and shall not, until executed by the Sellers and the Buyers, have any effect on the underlying Contract. The Proposed Amendment will be effective if and when this Addendum is executed by the Sellers and Buyers. Upon such execution, the Sellers and the Buyers thereby ratify and confirm that all other covenants, terms and conditions of the Contract remain the same, save as amended by the Proposed Amendment and that time shall be of the essence. The Sellers and Buyers specifically confirm that this Addendum is executed under Seal.

The Buyers and Sellers mutually agree to change the completion date to April 30, 2025 and the possession and adjustment dates to May 2, 2025. All other terms remain the same. Time is of the essence.

Authentic
Claudio Cesar Favela Garcia

BUYER

Claudio Cesar Favela Garcia

PRINT NAME

WITNESS

Authentic
Elena Yelizarov

BUYER

Elena Yelizarov

PRINT NAME

WITNESS

Authentic
Alvarez & Marsal Canada Inc.

BUYER

PRINT NAME

WITNESS

Signed by:
Pui Lam (Pinky) Law

Alvarez & Marsal Canada Inc., in its capacity as receiver

PRINT NAME

WITNESS

Signed by:
Alvarez & Marsal Canada Inc.

in its capacity as receiver & manager of 1256306 BC

PRINT NAME

WITNESS

Signed by:
Alvarez & Marsal Canada Inc.

SELLER

PRINT NAME

WITNESS

This is **Exhibit "D"** referred to in the affidavit of
A. Arenas sworn before me at Vancouver, BC this
4th day of February, 2025.



A Commissioner for taking Affidavits
For British Columbia

MARKETING REPORT

PRESENTED TO
Alvarez and Marsal Canada Inc.

PRESENTED BY
Exclusive Vancouver Real Estate Group

FOR THE MARKETING AND SALES OF

**501-5077 Cambie Street
The Washington Properties Portfolio,
The "Lands" No. H220369**

November 25, 2024



Expert Knowledge. Exceptional Service.



Exclusive Vancouver Real Estate Group
4th Floor, 1286 Homer Street
Vancouver BC V6B 2Y5

604 662 8611
info@exclusivevancouver.com
exclusivevancouver.com



Property Details:

- Address: #501-5077 Cambie Street, Vancouver BC, V5Z 0H7
- Legal Description: STRATA LOT 178 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
- Total Square Footage: 1,370 sq.ft.
- Bedrooms: 3
- Bathrooms: 3
- Special Features: Concrete construction, air conditioning, 2 parking stalls, 1 storage locker.
- Condition: Good.

MLS Listing Information:

- Listing Price: \$1,599,900
- Original List Date: February 8, 2024 (Listing expired April 9, 2024 and was re-listed on April 18, 2024)
- Total Days on Market: 290 days
- MLS Listing Information: [MLS Listing Link](#)

Pricing Strategy:

- The most recent sale of the same floor plan, in a sister building of this development was #505 - 4963 Cambie Street. This unit was also part of the court order and received an accepted subject-free offer of \$1,525,000 on October 5, 2024. There were no competing bids, and the sale was finalized at the same price on the court date, October 11, 2024.
- Prior to that, the same floor plan in the adjacent sister building, #505 - 5033 Cambie Street, sold for \$1,603,000 on December 18, 2023. The original accepted price was \$1,480,000, but a competing offer received in court led to a final sale price of \$1,603,000.
- The sale details of these properties are summarized in the following table.

Development Summary of Comparable 3 Bedroom Listings and Sales:

[Click Here to View Listings](#)

ML #	Status	Address	Size (SF)	Beds	Baths	Parking	Locker	List Date	List Price	Price Per SQFT	DOM	Sold Date	Sold Price	Sold Price/SF	SP/LP Ratio	Notes
R2672545	Active	501-5077 CAMBIE STREET	1,370	3	3	2	Y	4/15/2024	\$1,599,900	\$1,167.81	290					SUBJECT PROPERTY
R2905305	Sold	505-4963 CAMBIE STREET	1,370	3	3	2	Y	9/11/2024	\$1,599,900	\$1,167.81	22	10/05/2024	\$1,525,000	\$1,113.64	0.95	COURT APPROVED SALE
R2795226	Sold	505-5033 CAMBIE STREET	1,375	3	3	2	Y	7/11/2023	\$1,480,000	\$1,075.82	87	8/9/2023	\$1,603,000	\$1,165.82	1.08	COURT APPROVED SALE



Exclusive Vancouver Real Estate Group
4th Floor, 1286 Homer Street
Vancouver BC V6B 2Y5

604 662 8811
info@exclusivevancouver.com
exclusivevancouver.com



CREWYN REALTY

Marketing Activities Summary:

- The property is tenanted, and it does not show well with the tenant's belongings. To enhance its appeal, photos from a previous listing of the same floor plan that showcased the property in better condition were used in the listing. The listing has been made available on MLS and affiliated websites.
- Buyers visiting the property received a comprehensive feature sheet that included photos and floorplan.
- All follow-up inquiries and information requests have been addressed promptly to maintain engagement with potential buyers.
- We will continue to actively market and show the property to encourage interested buyers to submit an offer on the court date.

Marketing Results:

- Since the property was relisted on April 18th, the marketing efforts have led to 2196 views of the property details on Paragon by 971 agents and 514 clients, resulting in 55 showings and 69 inquiries.
- An offer of \$1,525,000 (\$1,113.14/SF) was accepted on November 16th, 2024. The buyer is a Realtor and also offered a \$10,000 reduction in her commission as part of their offer. Subjects were removed on November 24th, 2024.

MLS Listing Activity Report:

ML # R2872545
Address 501 5077 CAMBIE STREET
City Vancouver
Province BC
Postal Code V5Z 0H7

List Price \$1,599,900
Status Active
Class Residential Attached
Type Apartment/Condo
Area Vancouver West

Listing Statistics

Matched Saved Searches	565	Total Hits	2196
Matched Contacts	613	Agent Hits	1682
Property Details Viewed	2196	Unique Agent Hits	971
Views from Email	354	Client Hits	514
Favorite/Possible/Cart	20	Unique Client Hits	341
Emailed from System	838		



Exclusive Vancouver Real Estate Group
 4th Floor, 1286 Homer Street
 Vancouver BC V6B 2Y5

604 662 8611
 info@exclusivevancouver.com
 exclusivevancouver.com



DAEWYN REALTY

General feedback received from potential buyers after showings:

- Potential buyers have appreciated the high ceilings and the open kitchen/living/dining layout.
- Concerns about future construction, as the planned building in front will be 6 storeys high and will obstruct the current views from this home.
- Buyers have expressed that it's challenging to fully imagine the property's potential due to the tenant's use of the space and furniture layout.
- The waiting period for the court date, along with the tenant's three-month notice to vacate, has deterred some buyers due to the lengthy timeframe.
- Lack of EV parking or the option to add EV charging capabilities at this time has been an issue.
- The uncertainty surrounding potential bidding wars on the court date, along with the inability to establish a definitive move-in date, has been a deterrent.
- There are concerns regarding the "as is, where is" terms of the court-ordered sale.
- Strata Issues:
 - A baseboard is missing in the common hallway directly in front of this unit's entrance. Despite multiple repair requests from the sales team to property management, it has yet to be fixed. This gives buyers the impression that the building is poorly maintained and raises concerns about the reason behind the missing baseboard, as the strata has been unable to provide any explanation.
 - The unkept landscaping surrounding the development without a clearly outlined maintenance program has been an outstanding issue.
 - Unfurnished amenity rooms and ill-equipped gym (missing free weights) hasn't been received well.
 - Buyers also commented on the lack of visitor parking as there are no visitor parking stalls in the building.

Activity Report with Showing Feedback:

Click the following link for a summary table of all showings and property viewings, including dates, times, and the names of potential buyers or their agents. [ACTIVITY REPORT](#)



Exclusive Vancouver Real Estate Group
4th Floor, 1286 Homer Street
Vancouver BC V6B 2Y5

604 662 8811
info@exclusivevancouver.com
exclusivevancouver.com



Market Conditions and Relevant Market Trends from the October 2024 Statistics Report (dated November 4, 2024) provided by the Greater Vancouver Realtors:

- **Inventory:** The number of listings on the market at the end of October was 14,477 properties, a 24.8% increase from the 11,599 homes listed in October 2023, and 26.2% above the 10-year seasonal average.
- **Sales:** Home sales in Metro Vancouver totaled 2,632 in October 2024, marking a 31.9% increase from the 1,996 sales in October 2023 and 5.5% below the 10-year seasonal average.
- **New Listings:** October saw 5,452 new listings, a 16.9% increase year over year and 20% above the 10-year average.
- **Sales-to-Active Listings Ratio:** The overall ratio is 18.8%, indicating a balanced market with 13.4% for detached homes, 22.5% for attached, and 22.2% for apartments.
- **Price Trends:** The MLS® Home Price Index benchmark price is \$1,172,200, reflecting a 1.9% decrease from October 2023. Detached homes are priced at \$2,002,900 (up 0.3% from last year), apartments at \$757,200 (down 1.6% from last year), and townhouses at \$1,108,800 (up 0.4% from last year).

Conclusion:

Please feel free to review the report and let us know if there are any specific details or sections you would like to be further emphasized or expanded upon. This marketing report aims to provide a comprehensive overview of the marketing efforts and their results to assist the Receiver in making informed decisions.



Exclusive Vancouver Real Estate Group
4th Floor, 1288 Homer Street
Vancouver BC V6B 2Y5

604 662 8611
info@exclusivevancouver.com
exclusivevancouver.com





Presented by:
Liana Fung

Exclusive Vancouver Real Estate Group
Oakwyn Realty Ltd.
Phone: 604-722-4667
<http://www.exclusivevancouver.com>
liana@exclusivevancouver.com



OAKWYN REALTY

Active

R2872545

Board: V

Apartment/Condo

501 5077 CAMBIE STREET

Vancouver West

Cambie

V5Z 0H7

Residential Attached

\$1,599,900 (LP)

(SP)



PHOTOS ARE FROM ANOTHER UNIT WITH A SIMILAR LAYOUT. THE COLOURS BEHIND OF THE ACTUAL HOME IS SLIGHTLY DARKER.

Sold Date:

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **35 PARK WEST**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **3**

Bathrooms: **3**

Full Baths: **2**

Half Baths: **1**

P.I.D.: **030-880-696**

Original Price: **\$1,599,900**

Approx. Year Built: **2019**

Age: **5**

Zoning: **CD-1**

Gross Taxes: **\$4,593.71**

For Tax Year: **2023**

Tax Inc. Utilities?:

Tour:

Style of Home: **1 Storey, Upper Unit**

Construction: **Concrete**

Exterior: **Mixed**

Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Heat Pump**

Outdoor Area: **Balcony(s)**

Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2**

Covered Parking: **2**

Parking Access: **Lane, Rear**

Parking: **Garage; Underground**

Dist. to Public Transit: **CLOSE**

Dist. to School Bus: **CLOSE**

Title to Land: **Freehold Strata**

Property Disc.: **No**

Fixtures Leased: **:**

Fixtures Rmvd: **:**

Floor Finish: **Mixed**

Legal: STRATA LOT 178, BLOCK 839, PLAN EPS4950, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Garden, In Suite Laundry**

Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**

Features: **Air Conditioning, ClthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**

Finished Floor (Main): **1,370**
Finished Floor (Above): **0**
Finished Floor (AbvMain2): **0**
Finished Floor (Below): **0**
Finished Floor (Basement): **0**
Finished Floor (Total): **1,370 sq. ft.**
Unfinished Floor: **0**

Grand Total: **1,370 sq. ft.**

Suite:

Basement: **None**

Crawl/Bsmt. Ht:

of Levels: **1**

of Kitchens: **1**

of Rooms: **7**

Units in Development: **183**

Exposure: **Southwest**

Mgmt. Co's Name: **First Service Residential**

Maint Fee: **\$852.58**

Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**

Tot Units in Strata: **183**

Locker: **Yes**

Stores in Building: **6**

Mgmt. Co's #: **604-683-8900**

Council/Park Apprv?:

Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets: **2**

Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term (<1yr)Rnt/Lse Allwd?: **Yes**

Short Term Lse-Details: **Minimum 30 day lease term**

Floor	Type	Dimensions
Main	Living Room	13'1" x 12'9"
Main	Dining Room	12'4" x 9'7"
Main	Kitchen	13'4" x 8'6"
Main	Primary Bedroom	14'11" x 9'8"
Main	Walk-In Closet	6'2" x 5'9"
Main	Bedroom	12' x 10'4"
Main	Bedroom	10' x 9'2"

Floor	Type	Dimensions	Bath	Floor	# of Pieces	Ensuite?
		x	1	Main	5	Yes
		x	2	Main	4	No
		x	3	Main	2	No
		x	4			
		x	5			
		x	6			
		x	7			
		x	8			

Listing Broker(s): **Oakwyn Realty Ltd.**

Oakwyn Realty Ltd.

Oakwyn Realty Ltd.

Welcome home to this stunning 3-bedroom and den sub-penthouse in 35 Park West. Enjoy breathtaking sunsets from the comfort of your large peaceful west facing balcony. This concrete building comes with the added convenience of AIR CONDITIONING. Step inside to discover engineered wood flooring, overheight ceilings and a pantry wall and high-end Miele appliances with a gas stove in your chef's kitchen. The open and spacious living and dining areas are perfect for entertaining. Situated in the desirable Cambie Corridor, you'll have easy access to King Ed Skytrain Station, Q.E. Park, Hillcrest Ctr, Riley Park Farmer's Market, Oakridge & more. 2 parking spaces & 1 locker included. Don't miss the opportunity to make this exceptional property your own.



Presented by:

Liana Fung

Exclusive Vancouver Real Estate Group

Oakwyn Realty Ltd.

Phone: 604-722-4667

<http://www.exclusivevancouver.com>liana@exclusivevancouver.com

OAKWYN REALTY

31

Pending

R2925355

Board: V

Apartment/Condo

505 4963 CAMBIE STREET

Vancouver West

Cambie

VSZ 0H5

Residential Attached

\$1,599,900 (LP)**\$1,525,000 (SP)**

PHOTOS ARE FROM ANOTHER UNIT WITH THE SAME LAYOUT

Sold Date: **10/3/2024**

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **35 PARK WEST**

First Nation

Services Connctd: **Electricity, Natural Gas, Sanitary Sewer, Water**Sewer Type: **City/Municipal** Water Supply: **City/Municipal**

If new,GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**P.I.D.: **030-879-469**Original Price: **\$1,599,900**Approx. Year Built: **2019**Age: **5**Zoning: **CD-1**Gross Taxes: **\$4,977.65**For Tax Year: **2024**

Tax Inc. Utilities?:

Tour:

Style of Home: **1 Storey, Upper Unit**Construction: **Concrete**Exterior: **Mixed**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Heat Pump**Outdoor Area: **Balcony(s)**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2**Parking: **Garage; Underground**Dist. to Public Transit: **CLOSE**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Mixed**Parking Access: **Lane, Rear**Dist. to School Bus: **CLOSE**

Legal: STRATA LOT 55, BLOCK 839, PLAN EPS4950, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Garden, In Suite Laundry**Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, CithWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**Finished Floor (Main): **1,370**Finished Floor (Above): **0**Finished Floor (AbvMain2): **0**Finished Floor (Below): **0**Finished Floor (Basement): **0**Finished Floor (Total): **1,370 sq. ft.**Unfinished Floor: **0**Grand Total: **1,370 sq. ft.**

Suite:

Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **1** # of Levels: **1**# of Rooms: **7**Units in Development: **183**Exposure: **Southwest**Mgmt. Co's Name: **First Service Residential**Maint Fee: **\$611.59**Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Allwd?: **Yes**Short Term Lse-Details: **Minimum 30 day lease term**Tot Units in Strata: **183**Stores in Building: **6**Mgmt. Co's #: **604-683-8900**

Council/Park Apprv?:

Council/Park Apprv?:

Locker: **Yes**Cats: **Yes** Dogs: **Yes**

Floor	Type	Dimensions
Main	Living Room	13'1" x 12'9"
Main	Dining Room	12'4" x 9'7"
Main	Kitchen	13'4" x 8'6"
Main	Primary Bedroom	14'11" x 9'8"
Main	Walk-In Closet	6'2" x 5'9"
Main	Bedroom	12' x 10'4"
Main	Bedroom	10' x 9'2"
		x

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	5	Yes
2	Main	4	No
3	Main	2	No
4			
5			
6			
7			
8			

Listing Broker(s): **Oakwyn Realty Ltd.****Oakwyn Realty Ltd.****Oakwyn Realty Ltd.**

Welcome home to this stunning 3-bedroom and den sub-penthouse in 35 Park West. Enjoy breathtaking sunsets from the comfort of your large peaceful west facing balcony. This concrete building comes with the added convenience of AIR CONDITIONING. Step inside to discover engineered wood flooring, overhead ceilings and a pantry wall and high-end Miele appliances with a gas stove in your chef's kitchen. The open and spacious living and dining areas are perfect for entertaining. Situated in the desirable Cambie Corridor, you'll have easy access to King Ed Skytrain Station, Q.E. Park, Hillcrest Ctr, Riley Park Farmer's Market, Oakridge & more. 2 parking spaces & 1 locker included. Don't miss the opportunity to make this exceptional property your own.



Presented by:

Liana Fung

Exclusive Vancouver Real Estate Group

Oakwyn Realty Ltd.

Phone: 604-722-4667

http://www.exclusivevancouver.com

liana@exclusivevancouver.com



OAKWYN REALTY

Classified

R2795226

Board: V

Apartment/Condo

505 5033 CAMBIE STREET

Vancouver West

Cambie

VSZ 0H6

Residential Attached

\$1,488,800 (LP)**\$1,603,000 (SP)**Sold Date: **9/9/2023**

Meas. Type:

Frontage(feet):

Frontage(metres):

Depth / Size (ft.):

Sq. Footage: **0.00**

Flood Plain:

View:

Complex / Subdiv: **35 PARK WEST**

First Nation

Services Connctd:

Sewer Type:

If new,GST/HST inc?:

Bedrooms: **3**Bathrooms: **3**Full Baths: **2**Half Baths: **1**P.I.D.: **030-880-076**Yes : **Open SW Views**Original Price: **\$1,488,800**Approx. Year Built: **2019**Age: **4**Zoning: **CD-1**Gross Taxes: **\$4,209.05**For Tax Year: **2022**

Tax Inc. Utilities?:

Tour:

Style of Home: **1 Storey, Penthouse, Upper Unit**Construction: **Concrete**Exterior: **Mixed**Foundation: **Concrete Perimeter**

Renovations:

of Fireplaces: **0** R.I. Fireplaces:

Fireplace Fuel:

Fuel/Heating: **Heat Pump**Outdoor Area: **Balcony(s)**Type of Roof: **Other**

Reno. Year:

Rain Screen:

Metered Water:

R.I. Plumbing:

Total Parking: **2** Covered Parking: **2**Parking: **Garage; Underground**Dist. to Public Transit: **CLOSE**Title to Land: **Freehold Strata**Property Disc.: **No**Fixtures Leased: **:**Fixtures Rmvd: **:**Floor Finish: **Mixed**Parking Access: **Lane, Rear**Dist. to School Bus: **CLOSE**

Legal: STRATA LOT 116, BLOCK 839, PLAN EPS4950, DISTRICT LOT 526, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM 1 OR V, AS APPROPRIATE

Amenities: **Air Cond./Central, Bike Room, Club House, Elevator, Garden, In Suite Laundry**Site Influences: **Adult Oriented, Recreation Nearby, Shopping Nearby**Features: **Air Conditioning, CthWsh/Dryr/Frdg/Stve/DW, Drapes/Window Coverings, Microwave, Smoke Alarm, Sprinkler - Fire**Finished Floor (Main): **1,375**Finished Floor (Above): **0**Finished Floor (AbvMain2): **0**Finished Floor (Below): **0**Finished Floor (Basement): **0**Finished Floor (Total): **1,375 sq. ft.**Unfinished Floor: **0**Grand Total: **1,375 sq. ft.**Units in Development: **183**Exposure: **Southwest**Mgmt. Co's Name: **First Service Residential**Maint Fee: **\$781.39**Maint Fee Includes: **Caretaker, Garbage Pickup, Gardening, Hot Water, Management, Recreation Facility, Snow removal**Tot Units in Strata: **183** Locker: **Yes**Stores in Building: **6**Mgmt. Co's #: **604-683-8900**

Council/Park Apprv?:

Suite:

Basement: **None**

Crawl/Bsmt. Ht:

of Kitchens: **1**# of Levels: **1**# of Rooms: **7**Bylaws Restrictions: **Pets Allowed w/Rest., Rentals Allwd w/Restrctns**

Restricted Age:

of Pets: **2**Cats: **Yes** Dogs: **Yes**

or % of Rentals Allowed:

Short Term(<1yr)Rnt/Lse Allwd?: **Yes**Short Term Lse-Details: **Minimum 30 day lease term**

Floor	Type	Dimensions
Main	Living Room	13'1" x 12'9"
Main	Dining Room	12'4" x 9'7"
Main	Kitchen	13'4" x 8'6"
Main	Primary Bedroom	14'11" x 9'8"
Main	Walk-In Closet	6'2" x 5'9"
Main	Bedroom	12' x 10'4"
Main	Bedroom	10' x 9'2"

Floor	Type	Dimensions
		x
		x
		x
		x
		x
		x
		x

Bath	Floor	# of Pieces	Ensuite?
1	Main	5	Yes
2	Main	4	No
3	Main	2	No
4			
5			
6			
7			
8			

Listing Broker(s): **Oakwyn Realty Ltd.****Oakwyn Realty Ltd.****Oakwyn Realty Ltd.**

Welcome home to this stunning 3-bedroom and den sub-penthouse in 35 Park West. Enjoy breathtaking sunsets from the comfort of your large peaceful west facing balcony. This concrete building comes with the added convenience of AIR CONDITIONING. Step inside to discover engineered wood flooring, overhead ceilings and a pantry wall and high-end Miele appliances with a gas stove in your chef's kitchen. The open and spacious living and dining areas are perfect for entertaining. Situated in the desirable Cambie Corridor, you'll have easy access to King Ed Skytrain Station, Q.E. Park, Hillcrest Ctr, Riley Park Farmer's Market, Oakridge & more. 2 parking spaces & 1 locker included. Don't miss the opportunity to make this exceptional property your own.

Last Updated Nov 28, 2024

Washington Properties 35 PARK WEST ACTIVITY REPORT					
#	Initial Contact Date	Name & Contact	Unit	Showing Date & Notes	Follow-Up
1	12-Feb	Dalia Horvitz, Engel & Volkers 778-999-0375	501	CANCELLED Tues, Feb 12th @ 5:45pm	Cancelled appt because clients changed their mind.
2	12-Feb	Sandy Vyas, Oakwyn 804-781-0994	501	Tues, Feb 12th @ 12pm	His client liked the layout but ended up writing on a duplex.
3	14-Feb	Charles Flier, Vancouver Luxury Realty 804-441-7149	501	Thurs, Feb 15th @ 11am	His client previously saw our 602 listing but didn't end up writing on it. Feb 17th: His clients liked 501 however they need to sell their home in Victoria before proceeding.
4	15-Feb	Shen Buyer, 804-764-8543	501	Thurs, Feb 15th @ 11am	Super who has not selected a realtor yet. They did not respond to our request for feedback.
5	15-Feb	Santh J. RA Alliance 804-300-8881	501	Sat, Feb 17th @ 10am	Her clients are not comfortable with the court ordered sale process.
6	16-Feb	Lesun Sun, Ramax 778-999-6388	501	Sat, Feb 17th @ 10am	He was pre-viewing for his client who is looking for investment. They had questions about the court order process. His client is still considering his options and I am still in touch with any further interest.
7	26-Feb	Jonathan Leman, eXp Realty 778-386-9677	501	Fri, Mar 1st @ 12pm	His client was a single gentleman. His client liked the open layout but wasn't a fan of the area. He prefers being closer to Commercial Drive.
8	26-Feb	Wendy Zhang, Royal Pacific Realty 778-999-9018	501	CANCELLED Sat Mar 2nd @ 4:30pm	Cancelled their appointment because an emergency came up for her client.
9	27-Feb	Lytia Cleary, C21	501	N/A	Her clients want to see the unit but aren't in a rush as they would only be interested in trying an offer on the court date. We've tried to suggest multiple showing times for them to view the unit but they haven't committed to a time yet.
10	28-Feb	Keith Yan, Onesto Realty 778-547-9898	501	Sat, Mar 2nd @ 4:30pm	His clients found something they prefer more.
11	01-Mar	Charles Flier, Vancouver Luxury Realty 804-441-7149	501	Showing the unit on Feb 14th	His clients saw the unit on February 14th and have some interest however they need to sell their Victoria property first. Charles asked for the strata documents.
12	01-Mar	Jessica L. Ramax All Points 804-561-8088	501	Mon, Mar 4th @ 11:30am	Her clients had previously seen #605-5033 Cambie Street and liked it. They felt this one showed a lot more money and didn't like it with the darker colour scheme. Their budget is around \$1,400,000.
13	01-Mar	Angie Zhang, Nu Stream Realty 778-893-5426	501	Mon, Mar 4th @ 11:30am	Angie was pre-viewing for her clients. She has not responded to our request for feedback.
14	06-Mar	Raymond Cheung, Pacific All Realty 778-837-6702	501	Thurs, Mar 7th @ 11:30am Sun, Mar 10th @ 2:30pm	Raymond's clients had some interest and asked to look at parking and storage. They are immigrating here from Hong Kong. His clients saw it for a second time on March 10th to show their teenage daughter. The daughter felt it was dark. Mar 18 - Raymond asked if the seller would accept something around \$1,400,000 and we let him know we sold the same layout last year for \$1,600,000. He is going to check with his client to see if they want to try on.
15	07-Mar	Lytia Cleary, Century 21 In Town Realty 804-828-0234	501	Sat, Mar 9th @ 11:30am	Her clients felt the layout was not a fit for them.
16		Jean Yim, Magnus Realty 778-927-2279	501	CANCELLED Tues, Mar 12th @ 2pm	Agent cancelled the showing.
17	11-Mar	Wendy Chan, Royal Pacific Realty 778-682-8000	501	Tues, Mar 12th @ 3pm	Wendy was pre-viewing for his out of town clients and took a video to send them. His client liked the location but didn't like the unit because it didn't show well with the tenant's furniture.
18	13-Mar	Ana Domingos, TRG 804-228-6330	501	n/a	The location was not a fit for his clients. They prefer a square layout.
19	14-Mar	Yu Huang, Buteau Group 778-873-8227	501	Tues, Mar 19th @ 1:15pm	Edgar and his girlfriend emailed us off REWV.ca. They are not currently working with an agent and doing their own research to get an idea of what their options are. March 25 - They have some interest in the unit but are not ready to make a decision yet. They are looking at a few other listings this week and will be in touch if they have any further questions or interest.
20	14-Mar	Edgar Tung, unrepresented buyer 804-725-1256	501	Tues, Mar 19th @ 1:15pm	His clients bought #602-5077 Cambie Street from us and they also recently bought #404-5077 Cambie Street (a 2 BR). It is a husband and wife who downsized from a house but they would prefer living on the same floor so they are going to take a look at #501. Feedback: His client felt it didn't show well with the tenant's furniture and asked the agent if the seller would consider \$1.3M. We let the agent know the best home with this layout sold for \$1.602M and encouraged him to submit an offer.
21	15-Mar	Alan Lam, Onesto Realty Corp. 778-896-2638	501	Tues, Mar 19th @ 1:15pm	Her clients drove by the development and don't like that the unit will be facing upcoming construction.
22	18-Mar	Nivea Chen, Onesto Real Estate Corp. 804-637-3030	501	n/a	Her clients drove by the development and don't like that the unit will be facing upcoming construction.
23	31-Mar	Renee Gomes, Macdonald Realty 778-991-9655	501	Wed, Apr 3rd @ 5:30pm	Renee works with Jennifer Ward at Macdonald Realty. She was taking her clients out on a big tour and did not have any feedback for us at the time. We have followed up and are awaiting a response.
24	31-Mar	Jennifer Ward, Macdonald Realty 804-228-3442	501	N/A	Her associate, Renee Gomes showed 501 to their clients on Wednesday (see above). Her clients liked the layout but have concerns about future construction.
25	04-Apr	Muhammad Binwan, Ramax 778-240-3718	501	Sat, Apr 6th @ 1:30pm	They also mentioned the missing baseboards in the hallway made them feel the strata was not proactive. We've previously reported it to the property manager but we will follow up with them to see when they will be repaired.
26	19-Apr	Phil Chang, Ramax 804-754-9878	501 & 501	Fri, Apr 19th @ 4pm	His clients are out of town but have friends pre-viewing for them. They are looking for something along the Cambie corridor. The buyer's friends seemed to have a little more interest in 501 than 501 however, they didn't seem comfortable looking around with the tenants being home. They haven't approved any further interest at this time.
27	21-Apr	Willard Tang, Oakwyn Realty 804-354-4003	501	n/a	n/a
28	22-Apr	Henry So, RE/MAX, Onel 804-880-8727	501	Thurs, Apr 25 @ 3pm	Henry's client's wife wasn't able to make the showing but his client had some interest after viewing it. The upcoming construction in front of the unit may be a concern for them. His client had some interest in seeing 501 too so Henry will let us know when they would like to schedule an appointment to see 501 and 501 again.
29	27-Apr	Tim, Team 3005 778-548-5195	501	n/a	Called for a same day showing but we need to give 24 hrs notice to the tenant. We will call to arrange another time.
30	14-May	Patricio Gomes, Angel Heaman 778-886-7325	501	Wed, May 15th @ 11:30am	His clients didn't like the upcoming construction across the way as they prefer something more private. Also, they prefer to move into something sooner so the listing involved with buying a tenanted court order property does not work for them.
31	16-May	Hui Song, Latitudes Realty 778-892-9428	501	Tues, May 21 @ 11:30am	Her client didn't mind the layout but didn't like the area.
32	25-May	Ana Domingos, TRG 804-228-6330	501 & 501	Tues, May 21 @ 2:30pm	Her clients have previously seen #605-5033 Cambie Street but hadn't sold their home yet. They've now sold their home. Their agent said they liked some things in 501 but some in 501 but they weren't too excited about either. They have a king bed that needs to fit in the primary bedroom and both primary bedrooms are on the smaller side. We will keep us updated if they express any further interest.
33	19-May	Annie Zhang, Nu Stream Realty 778-893-5426	501	Wed, May 22nd @ 12:30pm	Followed up for feedback and asking to hear back.
34	22-May	Joe Yu, Royal Pacific 804-779-2258	501	Thurs, May 23rd @ 11am	His clients are looking to buy for investment. They're aware the accepted price on #605-5033 Cambie Street was \$1,480,000 (which was later sold on the court date for \$1,600,000). They were testing the waters to see if \$1,480,000 would be accepted now. We encouraged them to write an offer.
35	23-May	Enjo Zhang, unrepresented buyer 804-787-8357	501	Fri, May 24th @ 3pm	Did not respond to our feedback request.
36	24-May	Jin Du, Latitudes Realty 804-652-5088	501	Sat, May 25th @ 4:15pm	Did not respond to our feedback request.
37	26-May	Carney Archibald, Ramax 804-363-7898	501	Wed, May 26th @ 5pm	His client was a young family with a baby. They just took a very quick look and left without comments.
38	26-May	Leo Wai, Engel & Volkers 804-804-804	501	Wed, May 28th @ 5pm	His clients felt the bedrooms were small as they have a king bed. Out of the 3 units, they seemed to prefer the layout of #604 however the agent hasn't replied with further interest/feedback.
39	02-Jun	Tamara Che, Sincere Realty 778-886-9198	501	Tues, June 4th @ 2:40pm	The unit was very hot when we went in. The tenant's baby was sleeping so we could not show the primary bedroom. The agent wasn't aware it was a court ordered sale.

40	04-Jun	Rashid Is. Ramez	501	Thurs, June 8th @ 2:15pm	Her clients are interested in something along Cambie Street. The tenants were sick at home and the baby was sleeping so we could not go into the primary bedroom. We have followed up with the agent for more feedback.
41	19-Jun	Marie Froust, Sotheby's 604-693-8210	501	Fri, Jun 21st @ 12:30pm	They also went to see 312-5077 Cambie Street which is a 1365 sq ft, 3 bedroom with large terrace listed for \$1,728,000. Unfortunately, even though we scheduled the showing outside of the baby's typical nap time, one of the tenants was sleeping in the master bedroom and someone was sleeping in the 2nd bedroom.
42	21-Jun	Johnson Wu, unrepresented buyer 778-888-8787	501	"CANCELLED" Sun, Jun 23rd @ 3:30pm	Buyer cancelled the showing
43	02-Jul	Carrie Kwei, Homeland Realty 604-600-8307	501	Wed, July 3 @ 4pm	Carrie did not come to the showing as we showed her clients. Her clients currently live in Richmond and are in the preliminary stages of deciding what area they want to live in.
44	01-Jul	Gabriel Is. Ramez 604-600-8779	501	Thurs, July 4 @ 10:30am	His associate Laura showed the unit. Their clients seemed interested however they had some concerns with the gaps in the flooring and the missing baseboards in the hallway. We have asked the property manager a number of times to install the missing baseboards and they've let us know that it is on their agenda list.
45	29-Jun	Ryan Wong, Renne 604-581-7966	501	Thurs, July 4 @ 4pm	His clients left the building, felt a little worn for the age and preferred something in the Olympic Village area instead.
46	06-Jul	Carol Tan, Angel Hassan 778-888-8693	501	Sun, July 7 @ 12pm	His client prefers the layout of another unit he saw on Cambie.
47	04-Jul	James Stewart, Renne 604-610-2199	501	Sat, July 6 @ 4pm	Her client decided to settle on something else.
48	09-Jul	Stuart Bormer, Renne 604-588-2850	501	"CANCELLED" Thurs, July 12th @ 12pm	Stuart cancelled the showing because his client wasn't feeling well.
49	17-Jul	Yulien Lin, The Partners Real Estate	501	Sat, July 30th @ 11am	Her clients are from Calgary looking for a home around \$1.6M. They prefer an earlier closing date so 501 wouldn't be ideal for them as it is tenanted. They see #603-6033 Cambie, which is listed by another agent, and they liked the roof deck. It's a 1277 SF 3 BR penthouse facing Cambie Street, priced at \$1,699,000. They asked how negotiable the price for our #501-5033 Cambie Street is and said their budget is around \$1.6M. We suggested they write an offer to try. They haven't been in touch since Monday, July 22nd.
50	18-Jul	Karen Sun, Pacific 48th Realty 604-888-2229	501	"CANCELLED" Sat, July 20th @ 11am	Karen said her client's husband was no longer available on Saturday so they will reschedule their tour another day.
51	23-Jul	Yui Song, Labouque Realty 778-882-9428	501	Tues, July 23rd @ 11:30am	Awaiting feedback from the agent.
52	24-Jul	Felix Caputo, Oakwyn 778-880-0427	501	Sat, July 27th @ 4:30pm	Felix didn't have any specific feedback to provide other than his clients didn't like it and requested to see more properties.
53	30-Jul	Alex Dominguez, RRE 604-338-6330	501	Wed, July 31st @ 12:30pm	Her client sold her home and is just starting her new home search. Alex said her client is not too excited about the unit after seeing it. The closing date would be a challenge as they need an October closing date. Also, they have an electric car and require an EV plug which our parking stalls don't have. We let them know the strata is working on an EV plan and they could submit an offer subject to the seller entering a mutual release to end the tenancy early, however, it was not enough to entice them at this time.
54	01-Aug	Simon Sheng, Pacific Evergreen Realty 778-885-8721	501 & 604	N/A	He decided against showing the properties after learning that 2 of the 3 are tenanted and that they require court approval.
55	08-Aug	Raymond Yu, Interlink Realty 604-693-5288	501	N/A	He wanted to schedule a viewing of the property but wasn't aware it was a tenanted court ordered listing as his buyer decided against seeing it.
56	16-Aug	Jasline, Unrepresented Buyer 604-710-1592	501 & 604	Fri, Aug 16 @ 1pm	Jasline is not currently working with an agent and has expressed particular interest in 4283 Cambie Street. She's been to view unit 505, even though it's not listed for sale at the moment. We've informed her that we'll check on the possibility of arranging a showing and will keep her updated.
57	20-Aug	Angie Tsai, Sotheby's 604-855-9968	501	Thurs, Aug 22 @ 1pm	They have not expressed further interest.
58	23-Aug	Aaron Van Pelt, wip Realty 604-261-5033	501	Wed, Aug 28 @ 10:30am	His clients took a very quick look through and did not respond to our request for feedback.
59	03-Sep	Michelle Adessa, Oakwyn 604-319-3127	501	Fri, Sept 06th @ 10:45am	The buyer was Michelle's cousin who had looked at other units in the building. They are currently renting. We contacted Michelle to see if they had any questions or further interest and are awaiting a response.
60	25-Sep	Deyna Wook, Macdonald Realty 778-846-5860	501 505	Fri, Sept 27th @ 12pm	Carolyn's client showed interest in unit 505 and is considering purchasing two suites in the same building, one for her daughter. We also showed her unit 501 at 5077 Cambie St. and 601-6033 Cambie Street. While she seemed interested during the viewing, her agent did not convey any further interest from the buyer after we followed up.
61	30-Sep	Penny Au, Jini Realty 604-907-5928	604, 601 & 601	Thurs, Oct 3rd @ 4pm	She has not responded to our request for feedback.
62	30-Sep	Jason Liu, LaHome Realty 604-600-8884	501	Thurs Oct 3rd @ 4pm	His client already saw 601 (Michael from above). Jasline said Michael isn't in a rush and is waiting for the interest rates to come down further.
63	08-Oct	Jerome Ruter, Onix Property 778-336-2466	501 & 604	Sat, Oct 12th @ 2:30pm	Her clients weren't comfortable looking around the home with the tenants home in #501 and they didn't like the shape of the bedrooms in #604.
64	20-Oct	Steven Liu, Jini Realty 604-214-8500	501	Mon, Oct 21st @ 11am	Awaiting feedback from Steven
65	20-Oct	David Deng, Team 3000 604-725-7069	501	Tues, Oct 22nd 4:15pm	Her clients scheduled a second showing for Oct 28th because they weren't able to see the primary bedroom last week because the tenant's baby was sleeping.
66	23-Oct	Wen Wei Li, Labouque Realty 778-884-7999	601 & 604	Thurs, Oct 24th @ 1:30pm	Her clients are from China, looking to buy for their daughter who has a student visa. They were a little concerned with the quality of materials and construction. They don't like that there are some baseboards missing in the hallway in front of #501 (we have followed up with the strata a number of times to get this fixed).
67	26-Oct	Diana Deng, Team 3000 604-725-7069	501	Mon, Oct 28th @ 4pm	2nd showing - Diana said it wasn't going to be a fit for her clients - no further negotiations are going.
68	04-Nov	Michael Jigra, Renne 604-241-8950	501 & 604	Thurs, Nov 7th @ 10:30am	His client saw both 501 & 604 but both layouts weren't a fit for his clients.
69	09-Nov-24	Cherie Yick, wip Realty 604-655-9412	501	Sun Nov 10th @ 11:45am	She and her partner are looking to purchase for themselves to move into. They offered \$1,525,000 and Elena offered to reduce her commission by \$10,000. Their offer was accepted on November 16, 2024.

News Release

FOR IMMEDIATE RELEASE:



Buyer demand surges in October

VANCOUVER, BC – November 4, 2024 – After months of tracking approximately twenty per cent below the ten-year seasonal average, Metro Vancouver¹ home sales surged more than 30 per cent year-over-year in October.

The Greater Vancouver REALTORS® (GVR) reports that residential sales² registered on the Multiple Listing Service® (MLS®) in the region totalled 2,632 in October 2024, a 31.9 per cent increase from the 1,996 sales recorded in October 2023. This was 5.5 per cent below the 10-year seasonal average (2,784).

"Typically, reductions to mortgage rates boost demand, and the strong October sales numbers suggest buyers may finally be responding to lower borrowing costs after waiting on the sidelines for months," Andrew Lis, GVR's director of economics and data analytics said. "To some market watchers, this rebound may come as a surprise, but with four consecutive rate cuts from the Bank of Canada – and more likely to come on the horizon – it was only a matter of time until signs of renewed strength in demand showed up."

There were 5,452 detached, attached and apartment properties newly listed for sale on the MLS® in Metro Vancouver in October 2024. This represents a 16.9 per cent increase compared to the 4,664 properties listed in October 2023. This was 20 per cent above the 10-year seasonal average (4,545).

The total number of properties currently listed for sale on the MLS® system in Metro Vancouver is 14,477, a 24.8 per cent increase compared to October 2023 (11,599). This total is also 26.2 per cent above the 10-year seasonal average (11,475).

Across all detached, attached and apartment property types, the sales-to-active listings ratio for October 2024 is 18.8 per cent. By property type, the ratio is 13.4 per cent for detached homes, 22.5 per cent for attached, and 22.2 per cent for apartments.

Analysis of the historical data suggests downward pressure on home prices occurs when the ratio dips below 12 per cent for a sustained period, while home prices often experience upward pressure when it surpasses 20 per cent over several months.

"While the strength in October's numbers is encouraging, one data point does not make a trend," Lis said. "Recent data shows that market conditions have been decidedly balanced, with prices easing over the past few months. With the recent uptick in sales however, the attached and apartment segments are now tilting toward a seller's market with the detached segment not far behind, suggesting the recent period of price moderation may be nearing an end."

The MLS® Home Price Index composite benchmark price for all residential properties in Metro Vancouver is \$1,172,200. This represents a 1.9 per cent decrease over October 2023 and a 0.6 per cent decrease compared to September 2024.

Sales of detached homes in October 2024 reached 724, a 25.5 per cent increase from the 577 detached sales recorded in October 2023. The benchmark price for a detached home is \$2,002,900. This represents a 0.3 per cent increase from October 2023 and a 1 per cent decrease compared to September 2024.

Sales of apartment homes reached 1,393 in October 2024, a 33.4 per cent increase compared to the 1,044 sales in October 2023. The benchmark price of an apartment home is \$757,200. This represents a 1.6 per cent decrease from October 2023 and a 0.6 per cent decrease compared to September 2024.

Attached home sales in October 2024 totalled 501, a 40.7 per cent increase compared to the 356 sales in October 2023. The benchmark price of a townhouse is \$1,108,800. This represents a 0.4 per cent increase from October 2023 and a 0.9 per cent increase compared to September 2024.

-30-

Editor's Note:

1. Areas covered by Greater Vancouver REALTORS® include: Bowen Island, Burnaby, Coquitlam, Maple Ridge, New Westminster, North Vancouver, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, South Delta, Squamish, Sunshine Coast, Vancouver, West Vancouver, and Whistler.

2. On February 12, 2024, the Real Estate Board of Greater Vancouver changed its organizational name to Greater Vancouver REALTORS®.

Greater Vancouver REALTORS® is an association representing more than 15,000 REALTORS® and their companies. The association provides a variety of member services, including the Multiple Listing Service®. For more information on real estate, statistics, and buying or selling a home, contact a local REALTOR® or visit www.gvrealtors.ca.

For more information please contact:

Mark Moldowan
 Manager, Communication and Editorial
 Greater Vancouver REALTORS®
 604.730.3153
mmoldowan@gvrealtors.ca



October 2024

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Residential / Composite	Lower Mainland	\$1,103,600	336.9	-0.6%	-2.3%	-3.0%	-2.2%	3.6%	36.1%	78.5%
	Greater Vancouver	\$1,172,200	333.4	-0.6%	-2.1%	-2.8%	-1.9%	4.6%	31.3%	68.9%
	Bowen Island	\$1,446,600	302.7	2.0%	0.2%	3.0%	1.4%	1.4%	54.6%	143.1%
	Burnaby East	\$1,139,700	362.4	0.0%	-1.5%	-2.2%	-1.9%	10.0%	32.0%	90.1%
	Burnaby North	\$993,200	331.0	-0.4%	-2.5%	-2.6%	-2.8%	5.1%	28.3%	83.8%
	Burnaby South	\$1,118,500	346.6	1.6%	-2.0%	-2.9%	-2.6%	7.6%	24.5%	78.6%
	Coquitlam	\$1,080,000	339.3	-0.8%	-2.8%	-4.0%	-3.0%	3.4%	35.8%	94.3%
	Ladner	\$1,165,200	339.0	-0.8%	1.2%	-1.0%	0.4%	9.7%	50.7%	110.8%
	Maple Ridge	\$976,300	339.6	0.0%	-1.3%	-1.7%	-0.4%	3.3%	51.7%	142.1%
	New Westminster	\$818,900	374.8	-2.1%	-0.3%	-2.3%	-1.3%	10.3%	37.4%	101.7%
	North Vancouver	\$1,320,200	307.4	-1.0%	-4.6%	-4.8%	-4.1%	2.3%	27.3%	73.8%
	Pitt Meadows	\$954,500	381.2	3.6%	1.7%	-0.7%	4.1%	12.6%	59.1%	172.3%
	Port Coquitlam	\$947,900	368.5	0.8%	-1.5%	-2.2%	-0.1%	11.0%	51.3%	135.8%
	Port Moody	\$1,111,100	354.6	-3.1%	-2.6%	-2.2%	-2.0%	7.5%	45.1%	115.7%
	Richmond	\$1,145,300	377.1	-1.4%	-1.8%	-3.7%	-2.6%	7.9%	34.9%	78.3%
	Squamish	\$1,099,600	365.3	0.8%	2.0%	0.0%	1.6%	5.2%	39.8%	147.2%
	Sunshine Coast	\$843,300	308.9	1.3%	1.0%	0.9%	2.2%	4.9%	51.1%	145.9%
	Tsawwassen	\$1,179,400	306.6	-3.1%	-5.3%	-7.4%	-3.2%	3.2%	33.6%	81.3%
	Vancouver East	\$1,216,300	379.5	0.8%	-0.1%	-0.6%	0.1%	8.8%	35.6%	82.1%
	Vancouver West	\$1,300,000	308.3	-1.5%	-3.0%	-3.5%	-1.7%	0.4%	15.9%	34.9%
	West Vancouver	\$2,513,100	271.2	-1.5%	-3.7%	-3.0%	-5.4%	-6.2%	15.5%	37.5%
	Whistler	\$1,353,500	299.8	0.3%	-0.5%	-3.4%	-4.8%	-3.9%	35.7%	140.4%
Single Family Detached	Lower Mainland	\$1,785,600	391.9	-0.9%	-2.4%	-1.7%	0.6%	7.3%	46.0%	97.8%
	Greater Vancouver	\$2,002,900	372.8	-1.0%	-2.3%	-1.6%	0.3%	7.8%	39.1%	78.1%
	Bowen Island	\$1,448,600	302.4	2.0%	0.2%	3.1%	1.4%	1.4%	54.6%	143.3%
	Burnaby East	\$1,995,600	428.7	0.7%	2.6%	2.2%	5.7%	19.5%	50.7%	119.5%
	Burnaby North	\$2,130,700	407.6	-0.1%	-1.6%	0.7%	2.7%	18.4%	47.6%	110.9%
	Burnaby South	\$2,241,800	427.9	4.1%	-0.7%	-0.1%	4.2%	16.9%	43.7%	103.0%
	Coquitlam	\$1,804,300	418.7	-0.5%	-1.4%	-2.4%	-0.3%	9.4%	51.9%	130.3%
	Ladner	\$1,435,600	349.6	-1.6%	2.6%	-0.5%	1.4%	8.0%	57.3%	117.5%
	Maple Ridge	\$1,287,500	376.8	0.0%	-1.6%	-0.7%	0.9%	4.8%	57.8%	167.2%
	New Westminster	\$1,597,800	392.5	-0.2%	1.3%	-0.3%	3.7%	13.6%	50.0%	114.0%
	North Vancouver	\$2,135,600	335.3	-3.4%	-6.9%	-5.4%	-4.6%	2.8%	31.7%	92.3%
	Pitt Meadows	\$1,331,600	399.0	5.4%	2.1%	-0.2%	2.3%	5.6%	59.9%	164.4%
	Port Coquitlam	\$1,456,900	412.4	2.7%	1.4%	1.3%	5.4%	14.8%	62.4%	160.8%
	Port Moody	\$2,126,400	406.9	-4.1%	-1.2%	-1.1%	2.3%	14.2%	53.8%	135.7%
	Richmond	\$2,135,700	433.1	-1.5%	-2.7%	-3.2%	-1.0%	7.8%	35.0%	91.5%
	Squamish	\$1,515,000	377.9	-0.6%	-0.3%	-0.6%	-1.7%	-3.8%	35.7%	169.4%
	Sunshine Coast	\$900,900	313.4	1.4%	0.5%	1.3%	2.5%	3.9%	53.2%	150.9%
	Tsawwassen	\$1,535,900	339.1	-4.8%	-4.7%	-8.5%	-2.4%	3.6%	42.7%	101.0%
	Vancouver East	\$1,891,900	422.0	2.3%	1.3%	1.7%	1.1%	10.9%	39.4%	96.6%
	Vancouver West	\$3,369,100	351.1	-3.0%	-4.0%	-4.1%	-1.9%	-0.6%	16.2%	43.5%
	West Vancouver	\$3,225,900	300.6	-1.3%	-3.1%	-0.6%	-2.4%	0.3%	22.9%	49.7%
	Whistler	\$2,413,500	313.7	-0.1%	-2.4%	-0.1%	-0.6%	-2.7%	40.2%	139.3%

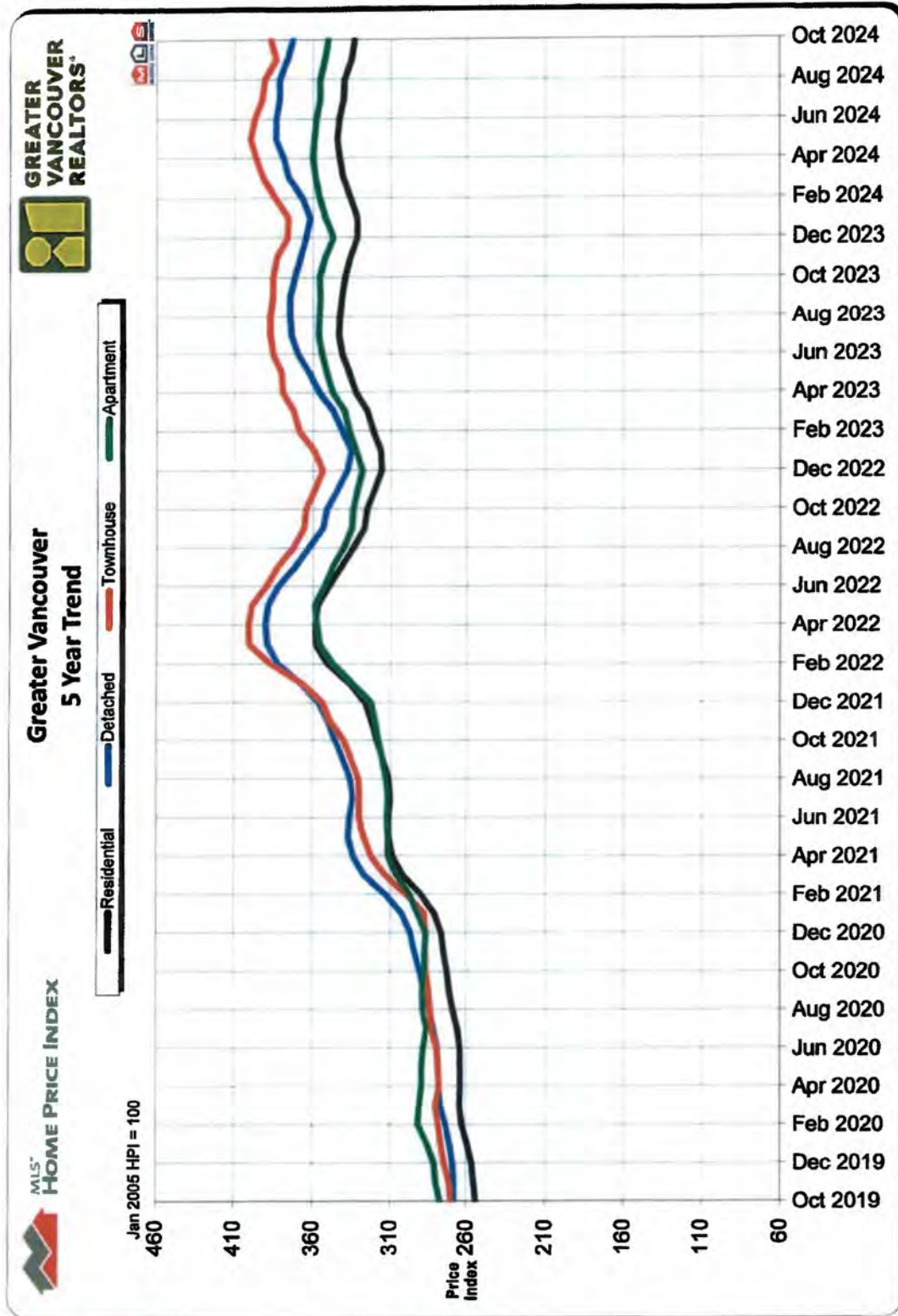
HOW TO READ THE TABLE:

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)
In January 2005, the indexes are set to 100
- Townhome properties are similar to Attached properties, a category that was used in the previous MLSLink HPI, but do not include duplexes
- The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.

Property Type	Area	Benchmark Price	Price Index	1 Month Change %	3 Month Change %	6 Month Change %	1 Year Change %	3 Year Change %	5 Year Change %	10 Year Change %
Townhouse	Lower Mainland	\$974,300	372.0	0.4%	-1.6%	-2.4%	-0.2%	13.0%	46.7%	131.1%
	Greater Vancouver	\$1,108,800	387.3	0.9%	-1.4%	-2.3%	0.4%	13.7%	43.5%	127.6%
	Burnaby East	\$897,100	390.7	-0.2%	-5.0%	-1.0%	-0.3%	20.5%	38.7%	120.9%
	Burnaby North	\$941,200	383.2	-1.0%	-1.2%	1.9%	3.2%	18.2%	38.8%	125.7%
	Burnaby South	\$1,035,000	379.4	1.3%	-4.9%	-5.7%	-2.8%	13.3%	30.7%	114.8%
	Coquitlam	\$1,033,700	404.4	-3.5%	-5.3%	-4.3%	-2.7%	9.8%	45.5%	147.2%
	Ladner	\$1,022,900	406.1	0.2%	0.3%	0.1%	1.2%	17.8%	47.6%	150.8%
	Maple Ridge	\$768,900	387.0	-2.2%	-2.5%	-2.4%	-0.1%	9.1%	49.4%	178.0%
	New Westminster	\$953,200	408.6	0.3%	0.4%	-0.1%	-0.3%	17.1%	47.5%	126.2%
	North Vancouver	\$1,364,500	373.3	7.4%	0.9%	-1.7%	1.9%	15.0%	47.7%	132.0%
	Pitt Meadows	\$806,000	395.1	-2.2%	-3.9%	-6.7%	-2.9%	8.4%	42.8%	161.8%
	Port Coquitlam	\$882,900	355.9	-1.9%	-6.4%	-8.6%	-7.1%	5.6%	41.6%	136.5%
	Port Moody	\$1,046,400	404.3	-1.4%	-1.4%	-0.1%	-1.5%	12.6%	49.9%	156.9%
	Richmond	\$1,127,000	404.1	-1.9%	-2.8%	-2.4%	1.2%	17.8%	45.4%	124.1%
	Squamish	\$1,066,100	401.4	2.5%	2.8%	-1.5%	1.6%	15.7%	54.9%	185.9%
	Sunshine Coast	\$782,100	366.0	3.3%	3.5%	-0.2%	2.0%	18.3%	63.6%	163.1%
	Tsawwassen	\$1,007,600	295.6	1.1%	-0.4%	-1.0%	-1.2%	10.5%	22.3%	67.1%
	Vancouver East	\$1,156,400	381.3	5.5%	1.0%	1.1%	3.6%	11.3%	38.5%	109.9%
	Vancouver West	\$1,456,500	343.6	2.8%	0.8%	-2.3%	1.4%	8.9%	27.2%	89.3%
	Whistler	\$1,734,100	425.4	4.2%	2.8%	-1.6%	1.7%	19.1%	67.2%	216.3%
Apartment	Lower Mainland	\$704,500	353.5	-0.5%	-1.4%	-2.5%	-1.2%	11.2%	30.6%	105.0%
	Greater Vancouver	\$757,200	350.4	-0.6%	-1.4%	-2.7%	-1.6%	10.2%	26.5%	103.0%
	Burnaby East	\$787,200	333.4	0.1%	-1.0%	-3.3%	-2.9%	9.1%	25.0%	97.0%
	Burnaby North	\$745,000	364.3	0.3%	-1.4%	-3.2%	-2.8%	9.9%	32.6%	115.9%
	Burnaby South	\$833,500	381.8	0.2%	-1.1%	-1.5%	-2.4%	12.8%	22.9%	108.0%
	Coquitlam	\$735,200	411.6	1.2%	-1.6%	-2.6%	1.0%	14.2%	36.6%	146.8%
	Ladner	\$659,500	334.9	5.4%	-5.6%	-3.6%	-7.0%	5.2%	39.8%	116.5%
	Maple Ridge	\$555,000	396.7	5.6%	5.4%	2.1%	5.5%	19.7%	52.1%	175.5%
	New Westminster	\$646,000	395.1	-3.2%	-0.9%	-2.1%	-1.6%	13.0%	30.6%	124.1%
	North Vancouver	\$790,400	320.9	-1.0%	-3.0%	-4.0%	-2.1%	11.1%	27.2%	111.5%
	Pitt Meadows	\$637,200	441.0	6.0%	5.5%	2.6%	6.2%	20.8%	48.0%	175.8%
	Port Coquitlam	\$638,200	440.1	-0.4%	-1.1%	-0.4%	1.7%	17.3%	45.5%	180.5%
	Port Moody	\$746,600	408.9	-1.5%	-2.0%	0.7%	0.7%	13.3%	37.0%	146.8%
	Richmond	\$735,800	408.6	-0.2%	0.4%	-3.3%	-2.5%	15.2%	35.6%	127.6%
	Squamish	\$617,000	364.7	-1.7%	2.2%	-1.5%	-3.1%	3.2%	26.3%	173.4%
	Sunshine Coast	\$515,800	311.7	-2.0%	1.8%	-2.9%	-6.8%	-5.2%	14.8%	105.6%
	Tsawwassen	\$658,100	311.5	5.6%	-6.4%	-5.6%	-1.8%	10.0%	30.5%	110.8%
	Vancouver East	\$685,500	397.9	-3.2%	-2.4%	-4.6%	-3.4%	5.6%	20.4%	102.0%
	Vancouver West	\$829,900	320.8	-1.0%	-2.3%	-2.6%	-1.8%	4.5%	15.1%	81.7%
	West Vancouver	\$1,241,500	239.4	-0.3%	-3.2%	-7.0%	-4.5%	6.4%	12.0%	70.8%
	Whistler	\$689,100	297.2	-1.2%	2.8%	-2.7%	-5.4%	5.1%	34.2%	170.9%

HOW TO READ THE TABLE:

- **Benchmark Price:** Estimated sale price of a benchmark property. Benchmarks represent a typical property within each market.
- **Price Index:** Index numbers estimate the percentage change in price on typical and constant quality properties over time. All figures are based on past sales.
- **x Month/Year Change %:** Percentage change of index over a period of x month(s)/year(s)
In January 2005, the indexes are set to 100.
- Townhome properties are similar to attached properties, a category that was used in the previous MLSLink HPi but do not include duplexes.
- Lower Mainland includes areas serviced by both Greater Vancouver Realtors & Fraser Valley Real Estate Board.
- The above info is deemed reliable, but is not guaranteed. All dollar amounts in CDN.





**GREATER
VANCOUVER
REALTORS®**

MLS® SALES Facts

**October
2024**

Bowen Island

Burnaby

Coquitlam

Delta - South

Islands - Gulf

Maple Ridge/Pitt Meadows

New Westminster

North Vancouver

Port Coquitlam

Port Moody/Belcarra

Richmond

Squamish

Sunshine Coast

Vancouver East

Vancouver West

West Vancouver/Howe Sound

Whistler/Pemberton

TOTALS

October 2024	Number of Sales	Detached	5	65	66	34	2	78	19	74	28	12	95	18	47	80	69	30	13	723
		Attached	0	53	46	13	0	50	12	45	25	16	57	17	7	74	61	8	13	501
		Apartment	0	240	140	21	1	47	58	105	25	36	138	19	8	128	341	19	38	1,393
	Median Selling Price	Detached	n/a	\$2,105,000	\$1,789,500	\$1,590,500	n/a	\$1,310,750	n/a	\$2,150,000	\$1,407,500	n/a	\$1,865,000	n/a	\$835,000	\$1,843,750	\$3,360,000	\$2,847,500	n/a	n/a
		Attached	n/a	\$1,130,000	\$1,150,000	n/a	n/a	\$809,950	n/a	\$1,443,000	\$995,800	n/a	\$1,120,000	n/a	n/a	\$1,480,952	\$1,840,000	n/a	n/a	n/a
		Apartment	n/a	\$711,000	\$680,000	\$617,000	n/a	\$515,750	\$598,000	\$824,000	\$592,500	\$667,500	\$693,800	n/a	n/a	\$666,500	\$860,000	n/a	\$539,950	n/a
September 2024	Number of Sales	Detached	3	43	46	27	5	66	7	46	13	13	48	7	38	69	59	30	4	515
		Attached	0	38	28	16	0	45	5	27	16	20	47	24	5	43	50	3	14	378
		Apartment	0	184	83	14	0	27	61	71	22	28	101	8	2	108	200	12	21	940
	Median Selling Price	Detached	n/a	\$2,380,000	\$1,700,000	\$1,549,000	n/a	\$1,330,000	n/a	\$2,050,000	n/a	n/a	\$1,880,000	n/a	\$862,500	\$1,942,500	\$3,765,000	\$3,448,000	n/a	n/a
		Attached	n/a	\$1,002,500	\$1,097,900	n/a	n/a	\$790,000	n/a	\$1,317,000	n/a	\$1,006,290	\$1,167,000	\$957,500	n/a	\$1,515,000	\$1,471,600	n/a	n/a	n/a
		Apartment	n/a	\$693,550	\$669,000	n/a	n/a	\$531,000	\$595,000	\$771,101	\$537,000	\$784,875	\$645,000	n/a	n/a	\$675,000	\$601,500	n/a	\$670,000	n/a
October 2023	Number of Sales	Detached	2	55	46	24	5	69	16	59	15	16	50	8	22	78	71	27	11	578
		Attached	0	46	40	13	0	23	6	37	13	10	40	13	3	52	47	2	11	356
		Apartment	0	176	79	14	0	36	56	58	26	25	126	5	4	100	231	24	38	1,044
	Median Selling Price	Detached	n/a	\$1,927,250	\$1,662,500	\$1,452,500	n/a	\$1,250,000	n/a	\$2,060,000	n/a	n/a	\$2,245,000	n/a	\$952,262	\$2,045,000	\$3,360,000	\$3,650,000	n/a	n/a
		Attached	n/a	\$1,085,000	\$1,079,900	n/a	n/a	\$780,000	n/a	\$1,485,000	n/a	n/a	\$1,037,000	n/a	n/a	\$1,402,500	\$1,500,000	n/a	n/a	n/a
		Apartment	n/a	\$700,000	\$670,000	n/a	n/a	\$523,450	\$599,000	\$828,500	\$611,250	\$750,000	\$899,000	n/a	n/a	\$700,000	\$844,800	\$1,332,000	\$575,000	n/a
Jan. - Oct. 2024 Year-to-date	Number of Sales	Detached	42	527	522	313	37	640	145	611	210	108	664	145	396	749	661	344	90	6,422
		Attached	0	414	405	171	2	505	97	358	164	155	535	168	54	693	605	38	146	4,428
		Apartment	0	1,893	1,005	166	1	390	696	621	310	267	1,268	106	43	1,150	2,829	175	243	11,581
	Median Selling Price	Detached	\$1,376,750	\$2,168,500	\$1,778,500	\$1,500,000	\$820,000	\$1,300,000	\$1,580,000	\$2,222,000	\$1,440,000	\$1,808,000	\$2,084,000	\$1,570,000	\$940,000	\$1,980,000	\$3,514,000	\$2,841,000	\$2,243,750	n/a
		Attached	n/a	\$1,078,950	\$1,150,000	\$1,040,000	n/a	\$810,000	\$980,000	\$1,430,000	\$942,500	\$1,050,000	\$1,160,000	\$1,024,500	\$667,000	\$1,494,000	\$1,625,000	\$2,348,750	\$1,450,000	n/a
		Apartment	n/a	\$722,000	\$680,000	\$650,000	n/a	\$535,000	\$628,000	\$800,000	\$506,500	\$762,000	\$699,990	\$629,038	\$550,000	\$685,000	\$850,000	\$1,230,000	\$570,900	n/a
Jan. - Oct. 2023 Year-to-date	Number of Sales	Detached	33	590	574	352	54	788	177	608	229	147	720	143	333	794	728	312	103	6,665
		Attached	0	608	397	158	0	436	98	331	147	152	598	135	63	567	450	40	161	4,239
		Apartment	0	2,085	972	185	2	401	656	659	286	365	1,649	98	52	1,147	2,964	193	231	12,107
	Median Selling Price	Detached	\$1,440,000	\$1,950,000	\$1,730,000	\$1,475,000	\$825,600	\$1,230,000	\$1,350,000	\$2,100,000	\$1,388,000	\$1,856,000	\$2,000,000	\$1,480,000	\$950,000	\$1,928,000	\$3,500,000	\$3,150,000	\$2,325,000	n/a
		Attached	n/a	\$1,093,000	\$1,151,000	\$1,025,000	n/a	\$794,000	\$970,000	\$1,420,000	\$948,000	\$1,025,000	\$1,138,000	\$989,000	\$680,000	\$1,400,000	\$1,628,000	\$1,875,000	\$1,425,000	n/a
		Apartment	n/a	\$726,000	\$682,500	\$640,000	n/a	\$520,000	\$615,000	\$790,000	\$599,950	\$725,000	\$685,000	\$618,500	\$485,000	\$680,000	\$846,000	\$1,238,000	\$549,000	n/a

Note: Median Selling Prices are not reported for areas with less than 20 sales or for the Gulf Islands



MLS® LISTINGS Facts



GREATER VANCOUVER REALTORS®

October 2024

			<i>Bowen Island</i>	<i>Burnaby</i>	<i>Coquitlam</i>	<i>Delta - South</i>	<i>Islands - Gulf</i>	<i>Maple Ridge/Pitt Meadows</i>	<i>New Westminster</i>	<i>North Vancouver</i>	<i>Port Coquitlam</i>	<i>Port Moody/Belcarra</i>	<i>Richmond</i>	<i>Squamish</i>	<i>Sunshine Coast</i>	<i>Vancouver East</i>	<i>Vancouver West</i>	<i>West Vancouver/Howe Sound</i>	<i>Whistler/Pemberton</i>	<i>TOTALS</i>
October 2024	Number of Listings	Detached	10	109	123	74	6	171	40	168	57	38	172	19	87	180	170	145	21	1,580
		Attached	0	91	98	32	0	99	30	85	27	29	131	28	15	176	171	11	22	1,041
		Apartment	0	444	248	33	1	88	182	228	60	73	280	41	8	250	790	82	48	2,826
	% Sales to Listings	Detached	50%	60%	48%	46%	33%	46%	48%	47%	46%	32%	55%	95%	54%	44%	41%	21%	82%	
		Attached	n/a	58%	50%	41%	n/a	51%	40%	53%	93%	62%	44%	65%	47%	42%	36%	73%	59%	n/a
		Apartment	n/a	54%	56%	64%	100%	53%	49%	46%	42%	49%	40%	46%	100%	51%	43%	37%	75%	
September 2024	Number of Listings	Detached	16	163	157	78	8	231	38	179	80	55	185	39	105	221	241	156	28	1,982
		Attached	0	102	101	34	0	85	29	105	39	25	128	39	9	222	194	14	24	1,148
		Apartment	0	469	251	37	1	93	172	255	85	81	311	24	6	326	881	68	22	3,010
	% Sales to Listings	Detached	19%	26%	28%	35%	63%	29%	18%	25%	18%	24%	28%	18%	38%	27%	24%	19%	14%	
		Attached	n/a	37%	28%	44%	n/a	53%	17%	26%	41%	80%	37%	82%	56%	19%	26%	21%	58%	n/a
		Apartment	n/a	38%	33%	38%	0%	29%	35%	28%	34%	46%	32%	25%	33%	33%	23%	21%	95%	
October 2023	Number of Listings	Detached	6	107	113	85	6	200	29	133	42	24	140	27	90	189	157	113	36	1,457
		Attached	0	79	100	23	0	84	14	75	22	15	94	38	8	155	123	10	22	860
		Apartment	0	376	190	28	1	79	108	157	49	42	242	27	8	243	718	40	33	2,339
	% Sales to Listings	Detached	33%	51%	42%	37%	83%	35%	55%	44%	36%	67%	38%	30%	24%	46%	45%	24%	31%	
		Attached	n/a	56%	40%	57%	n/a	27%	43%	46%	59%	67%	43%	36%	38%	34%	36%	20%	50%	n/a
		Apartment	n/a	47%	42%	50%	0%	46%	36%	62%	53%	80%	52%	30%	58%	41%	32%	60%	115%	
Jan. - Oct. 2024 Year-to-date*	Number of Listings	Detached	131	1,237	1,435	883	113	2,128	377	1,421	573	382	1,730	325	1,127	1,920	1,845	1,462	258	17,217
		Attached	1	883	905	322	7	931	239	807	340	258	1,174	282	115	1,768	1,501	129	317	9,977
		Apartment	0	4,535	2,136	333	2	899	1,421	1,980	559	484	2,941	232	82	2,590	7,596	470	387	26,577
	% Sales to Listings	Detached	32%	43%	36%	48%	33%	39%	36%	43%	37%	29%	38%	45%	35%	39%	35%	24%	35%	
		Attached	0%	47%	45%	53%	29%	54%	41%	44%	54%	80%	48%	59%	47%	39%	34%	28%	48%	n/a
		Apartment	n/a	44%	47%	50%	50%	43%	49%	47%	55%	54%	45%	46%	47%	44%	37%	37%	81%	
Jan. - Oct. 2023 Year-to-date*	Number of Listings	Detached	98	1,108	1,094	890	112	1,815	337	1,217	431	299	1,588	353	978	1,631	1,703	1,289	296	15,006
		Attached	2	846	785	288	5	703	171	588	229	219	1,029	239	111	1,204	1,122	114	269	7,904
		Apartment	0	3,533	1,670	251	3	724	1,048	1,577	478	509	2,579	178	88	2,170	6,620	384	311	22,133
	% Sales to Listings	Detached	34%	51%	52%	51%	48%	44%	53%	50%	53%	56%	45%	41%	34%	49%	43%	24%	39%	
		Attached	0%	80%	51%	59%	0%	62%	57%	56%	64%	69%	68%	68%	57%	47%	40%	35%	60%	n/a
		Apartment	n/a	59%	58%	66%	67%	55%	63%	61%	60%	70%	60%	55%	53%	53%	45%	50%	74%	

* Year-to-date listings represent a cumulative total of listings rather than total active listings.





Listing & Sales Activity Summary

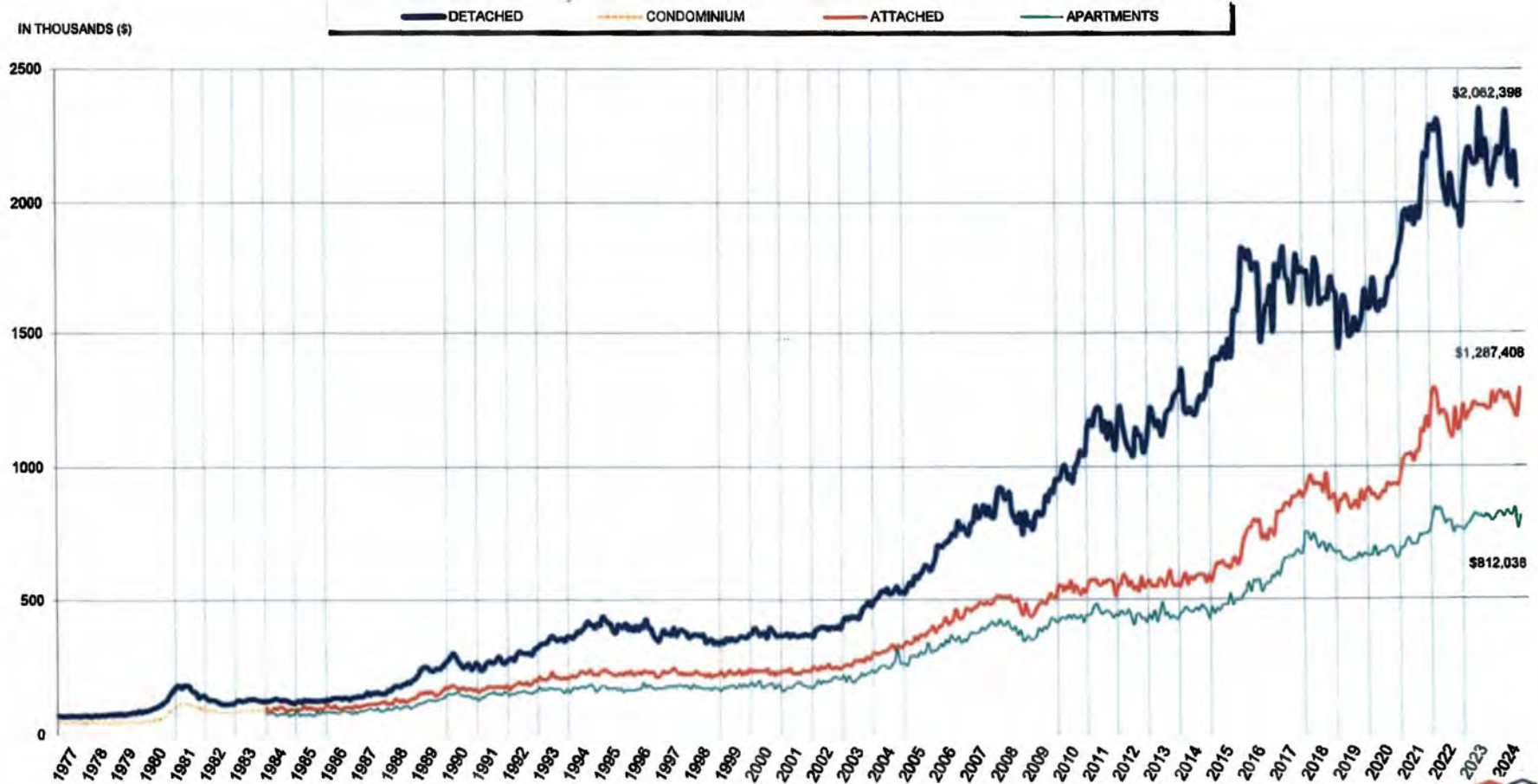


	<u>Listings</u>				<u>Sales</u>						
	1 Oct 2023	2 Sep 2024	3 Oct 2024	Col. 2 & 3 Percentage Variance	5 Oct 2023	6 Sep 2024	7 Oct 2024	Col. 6 & 7 Percentage Variance	9 Aug 2023 - Oct 2023	10 Aug 2024 - Oct 2024	Col. 9 & 10 Percentage Variance
BOWEN ISLAND				%				%			%
DETACHED	6	16	10	-37.5	2	3	5	66.7	12	13	8.3
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	0	0.0
APARTMENTS	0	0	0	0.0	0	0	0	0.0	0	0	0.0
BURNABY				%				%			%
DETACHED	107	163	109	-33.1	55	43	65	51.2	145	151	4.1
ATTACHED	79	102	91	-10.8	46	38	53	39.5	138	126	-8.7
APARTMENTS	376	469	444	-5.3	176	184	240	30.4	554	628	13.4
COQUITLAM											
DETACHED	113	157	123	-21.7	48	46	56	21.7	148	142	-4.1
ATTACHED	100	101	96	-5.0	40	26	48	84.8	109	111	1.8
APARTMENTS	190	251	248	-1.2	79	83	140	68.7	281	317	12.8
DELTA											
DETACHED	65	78	74	-5.1	24	27	34	25.9	82	92	12.2
ATTACHED	23	34	32	-5.9	13	15	13	-13.3	49	42	-14.3
APARTMENTS	28	37	33	-10.8	14	14	21	50.0	40	46	15.0
ISLANDS - GULF											
DETACHED	6	8	6	-25.0	5	5	2	-60.0	14	14	0.0
ATTACHED	0	0	0	0.0	0	0	0	0.0	0	1	100.0
APARTMENTS	1	1	1	0.0	0	0	1	100.0	0	1	100.0
MAPLE RIDGE/PITT MEADOWS											
DETACHED	200	231	171	-26.0	69	66	78	18.2	188	210	11.7
ATTACHED	84	85	99	16.5	23	45	50	11.1	111	139	25.2
APARTMENTS	79	93	88	-5.4	36	27	47	74.1	103	108	4.9
NEW WESTMINSTER											
DETACHED	29	39	40	2.6	16	7	19	171.4	46	42	-8.7
ATTACHED	14	29	30	3.4	6	5	12	140.0	19	26	36.8
APARTMENTS	106	172	182	5.8	59	61	89	45.9	175	204	16.8
NORTH VANCOUVER											
DETACHED	133	179	158	-11.7	59	46	74	60.9	147	163	10.9
ATTACHED	75	105	85	-19.0	37	27	45	66.7	106	98	-9.3
APARTMENTS	157	255	228	-10.6	98	71	105	47.9	287	252	-5.6
PORT COQUITLAM											
DETACHED	42	80	57	-28.8	15	13	26	100.0	70	51	-27.1
ATTACHED	22	39	27	-30.8	13	16	25	56.3	41	61	48.8
APARTMENTS	49	85	80	-7.7	26	22	25	13.6	77	71	-7.8
PORT MOODY/BELCARRA											
DETACHED	24	55	38	-30.9	16	13	12	-7.7	41	31	-24.4
ATTACHED	15	25	29	16.0	10	20	18	-10.0	35	47	34.3
APARTMENTS	42	61	73	19.7	25	28	36	28.6	76	88	15.8
RICHMOND											
DETACHED	140	186	172	-7.5	60	48	95	97.9	187	188	0.5
ATTACHED	94	126	131	4.0	40	47	67	21.3	154	144	-6.5
APARTMENTS	242	311	280	-10.0	126	101	138	36.6	449	343	-23.6
SQUAMISH											
DETACHED	27	38	19	-51.3	8	7	18	157.1	30	41	36.7
ATTACHED	36	38	26	-33.3	13	24	17	-29.2	44	50	13.6
APARTMENTS	27	24	41	70.8	8	8	19	216.7	29	32	10.3
SUNSHINE COAST											
DETACHED	90	105	87	-17.1	22	38	47	23.7	88	129	46.6
ATTACHED	8	9	15	66.7	3	5	7	40.0	14	16	14.3
APARTMENTS	8	6	8	33.3	4	2	8	300.0	14	15	7.1
VANCOUVER EAST											
DETACHED	189	221	180	-18.6	78	60	80	33.3	226	185	-18.1
ATTACHED	155	222	176	-20.7	52	43	74	72.1	122	183	50.0
APARTMENTS	243	326	250	-23.3	100	106	128	18.5	324	318	-1.9
VANCOUVER WEST											
DETACHED	157	241	170	-29.5	71	59	69	16.9	195	175	-10.3
ATTACHED	123	194	171	-11.9	47	50	61	22.0	136	149	9.8
APARTMENTS	718	861	790	-8.2	231	200	341	70.5	788	792	0.5
WEST VANCOUVER/HOWE SOUND											
DETACHED	113	156	145	-7.1	27	30	30	0.0	93	95	2.2
ATTACHED	10	14	11	-21.4	2	3	8	166.7	10	12	20.0
APARTMENTS	40	56	52	-7.1	24	12	19	58.3	59	52	-11.9
WHISTLER/PEMBERTON											
DETACHED	36	28	21	-25.0	11	4	13	225.0	26	25	-3.8
ATTACHED	22	24	22	-8.3	11	14	13	-7.1	40	44	10.0
APARTMENTS	33	22	48	118.2	38	21	36	71.4	66	78	18.2
GRAND TOTALS											
DETACHED	1457	1982	1580	-20.3	576	515	723	40.4	1738	1747	0.5
ATTACHED	880	1148	1041	-9.3	356	378	501	32.5	1130	1249	10.5
APARTMENTS	2339	3010	2826	-6.1	1044	940	1393	48.2	3302	3345	1.3



**GREATER
VANCOUVER
REALTORS®**

Residential Average Sale Prices - January 1977 to October 2024





Paying for Real Estate Services: What Sellers Need to Know

Your real estate professional is required to give you this form when presenting you with an offer for the purchase of your property.

They must disclose to you:

- the amount their brokerage will be paid
- the amount of the payment that will be shared with the buyer's brokerage, if any
- the amount their brokerage will keep for representing you in the transaction

The amounts may vary depending on the offers you receive, and the information may affect how you decide to proceed with the sale of your property.

When you receive an offer from a buyer, your real estate professional will give you a completed **Disclosure to Sellers of Expected Remuneration (Payment)** form. If you receive a counter-offer, they will update the form with new amounts.

The disclosure form shows you:

- ✓ the total amount your real estate professional's brokerage will receive if you accept the offer
- ✓ how the payment would be shared with the brokerage representing the potential buyer, if any
- ✓ any other payment your real estate professional will receive or expects to receive in connection with this transaction

The disclosure form shows the amount the brokerage will earn, not the amount your real estate professional will earn. Real estate professionals receive payment for the services they provide you from their brokerage.

BC Financial Services Authority

is the legislated regulatory agency that works to ensure real estate professionals have the skills and knowledge to provide you with a high standard of service. All real estate professionals must follow rules that help protect consumers, like you. We're here to help you understand your rights as a real estate consumer.

Keep this information page for your reference.

Paying for Real Estate Services: What Sellers Need to Know

DISCLOSURE TO SELLERS OF EXPECTED REMUNERATION (PAYMENT)

You are receiving this form because an offer has been made to purchase your property.

This is a required disclosure form in compliance with section 57 of the Real Estate Services Rules. Your real estate professional must present the Paying for Real Estate Services: What Sellers Need to Know information page to you along with this disclosure form.

REAL ESTATE PROFESSIONAL DISCLOSURE DETAILS

Ken Leong PREC*, Mary Porohowski, Liana Fung 501 5077 Cambie Vancouver V5Z 0H7
Name Property address

Exclusive Vancouver Group; Ken Leong PREC* Mary Porohowski, Liana Fung Agent & Manager Canada Inc., in its capacity as broker and manager of 1256306 B.C. Ltd. and not in its personal capacity
Team name and members Name(s) of seller(s)
The duties of a real estate professional as outlined in this form apply to all team members.

Oakwyn Realty Ltd. Claudio Cesar Favela Garcia Elena Yelizarov
Brokerage Name(s) of potential buyer(s)

Signed by: Liana Fung
Signature B833473888A44... Liana Fung eXp Realty
Potential buyer(s)' brokerage, if any

Offer Details	Offer	Counter-offer	Counter-offer	Counter-offer
Date of offer/counter-offer:	November 12 2024	November 14 2024	11/15/2024	
Offered purchase price:	1,525,000.00	1,555,000.00	\$1,525,000.00	
Date of disclosure:	November 12 2024	November 14 2024	11/15/2024	
Payment Details: Amounts below are exclusive of GST	Offer	Counter-offer	Counter-offer	Counter-offer
If you accept this offer you will pay your real estate professional's brokerage this amount:	42,625.00	43,375.00	32,625.00	
• This amount will be kept by your real estate professional's brokerage for representing you:	22,804.38	23,205.63	22,804.38	
• This amount will be shared with the potential buyer's brokerage*:	19,820.62	20,169.37	9,820.62	
Your real estate professional has received or will receive this amount from someone other than you, as a result of providing real estate services to you, or on your behalf**:	0.00	0.00	0.00	

CONSUMER ACKNOWLEDGMENT:

This is NOT a contract

Please initial to acknowledge disclosure for each offer or counter-offer (optional):

Initial
PU

Initial
PU

Initial
PU

† When buyers and sellers are working with real estate professionals from the same brokerage, this field will be filled out to indicate the amount that is retained by the brokerage for the services provided by the buyers' real estate professional.

†† If the real estate professional discloses an amount in this section, they must provide sellers with a separate form that sets out the source of the remuneration, the amount or likely amount or method of calculation of the remuneration, and all other relevant facts relating to the remuneration under section 56(1)(a) of the Rules.

A copy of this disclosure is not required to be provided to BC Financial Services Authority unless it is specifically requested.

This is **Exhibit "E"** referred to in the affidavit of A. Arenas sworn before me at Vancouver, BC this 4th day of February, 2025.



A Commissioner for taking Affidavits
For British Columbia

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2025-02-04, 15:35:15

Requestor: Avic Arenas

****CURRENT INFORMATION ONLY - NO CANCELLED INFORMATION SHOWN****

Title Issued Under	STRATA PROPERTY ACT (Section 249)
Land Title District Land Title Office	VANCOUVER VANCOUVER
Title Number From Title Number	CA8411456 CA7695262
Application Received	2020-09-04
Application Entered	2020-11-30
Registered Owner in Fee Simple Registered Owner/Mailing Address:	1256306 B.C. LTD., INC.NO. BC1256306 1460 - 701 WEST GEORGIA STREET VANCOUVER, BC V7Y 1E4
Taxation Authority	Vancouver, City of
Description of Land Parcel Identifier: Legal Description:	030-880-696 STRATA LOT 178 BLOCK 839 DISTRICT LOT 526 GROUP 1 NEW WESTMINSTER DISTRICT STRATA PLAN EPS4950 TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V
Legal Notations	NONE
Charges, Liens and Interests Nature: Registration Number: Registration Date and Time: Registered Owner: Remarks:	RIGHT OF WAY 140837M 1951-06-29 10:40 CITY OF VANCOUVER INTER ALIA NORTH 5 FEET PART FORMERLY LOT 8 PLAN 8513

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2025-02-04, 15:35:15

Requestor: Avic Arenas

Nature:	EASEMENT AND INDEMNITY AGREEMENT
Registration Number:	165697M
Registration Date and Time:	1953-02-10 10:00
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA PART FORMERLY LOT 2 PLAN 8513

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4388048
Registration Date and Time:	2015-05-08 17:41
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA4388050
Registration Date and Time:	2015-05-08 17:41
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA4388051
Registration Date and Time:	2015-05-08 17:41
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	STATUTORY RIGHT OF WAY
Registration Number:	CA4388053
Registration Date and Time:	2015-05-08 17:41
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA4388055
Registration Date and Time:	2015-05-08 17:41
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

Nature:	COVENANT
Registration Number:	CA4388057
Registration Date and Time:	2015-05-08 17:41
Registered Owner:	CITY OF VANCOUVER
Remarks:	INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

Remarks:

STATUTORY RIGHT OF WAY
CA5114500
2016-04-18 06:54
SHAW CABLESYSTEMS LIMITED
INCORPORATION NO. A0075382
INTER ALIA

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:
Remarks:

STATUTORY RIGHT OF WAY
CA6109737
2017-06-29 16:45
BRITISH COLUMBIA HYDRO AND POWER AUTHORITY
INTER ALIA

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

Remarks:

STATUTORY RIGHT OF WAY
CA6290546
2017-09-12 09:21
FORTISBC ENERGY INC.
INCORPORATION NO. BC1023718
INTER ALIA

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

Transfer Number:
Remarks:

MORTGAGE
CA7037305
2018-08-30 17:02
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
CA9040575
INTER ALIA

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

Transfer Number:
Remarks:

ASSIGNMENT OF RENTS
CA7037306
2018-08-30 17:02
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
CA9040576
INTER ALIA

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

Transfer Number:
Remarks:

MORTGAGE
CA7037322
2018-08-30 17:16
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
CA8372866
INTER ALIA

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2025-02-04, 15:35:15

Requestor: Avic Arenas

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

ASSIGNMENT OF RENTS
CA7037323
2018-08-30 17:16
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
CA8372867
INTER ALIA

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7040559
2018-08-31 11:57
INTER ALIA
GRANTING CA7037305 PRIORITY OVER CA7037322 AND
CA7037323

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7040560
2018-08-31 11:57
INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7037322 AND
CA7037323

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

OPTION TO LEASE
CA7614154
2019-07-10 15:33
35 PARK PARKING INC.
INCORPORATION NO. BC1200395
INTER ALIA

Remarks:

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:
Remarks:

COVENANT
CA7695079
2019-08-20 10:00
CITY OF VANCOUVER
INTER ALIA

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7695082
2019-08-20 10:00
INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037305 AND
CA7037306

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

2025-02-04, 15:35:15

Requestor: Avic Arenas

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7695083
2019-08-20 10:00
INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7037322 AND
CA7037323

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7695084
2019-08-20 10:00
INTER ALIA
GRANTING CA7695079 PRIORITY OVER CA7614154

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

MORTGAGE
CA7787470
2019-10-02 14:18
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
CA8372868
INTER ALIA

Transfer Number:
Remarks:

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

ASSIGNMENT OF RENTS
CA7787471
2019-10-02 14:18
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
CA8372869
INTER ALIA

Transfer Number:
Remarks:

Nature:
Registration Number:
Registration Date and Time:
Remarks:

PRIORITY AGREEMENT
CA7796099
2019-10-07 16:10
INTER ALIA
GRANTING CA7037306 PRIORITY OVER CA7787470 AND
CA7787471

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:

MORTGAGE
CA8202887
2020-05-22 13:20
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
INTER ALIA
EXTENDED BY CA8410389
MODIFIED BY CA8410390

Remarks:

TITLE SEARCH PRINT

File Reference: 529227-23

Declared Value \$1415000

Nature:
Registration Number:
Registration Date and Time:
Remarks:

MODIFICATION
CA8410390
2020-09-03 16:50
INTER ALIA
MODIFICATION OF CA8202887

Nature:
Registration Number:
Registration Date and Time:
Registered Owner:
Remarks:

CERTIFICATE OF PENDING LITIGATION
CB224804
2022-09-15 16:21
PLW INVESTMENT LTD.
INCORPORATION NO. BC1189338
INTER ALIA

Duplicate Indefeasible Title

NONE OUTSTANDING

Transfers

NONE

Pending Applications

NONE