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Subject: Harbour Cove value comparisons 2017.pdf

As promised, here is a spreadsheet about Harbour Cove (H.C.) property values as compared with some relevant options.

The attached PDF is divided into three parts.

Part 1 shows the last four sales at H.C. compared with the last four at Bayshore Gardens on Bayshore Drive, Coal Harbour.

Part 2 shows all H.C. sales for 2017 through to Sept. 1. (Note particularly the comparison with the sales at 1625 Hornby in Part 3, which overlooks False Creek from the north shore, and was completely refurbished a couple of years ago.)

Part 3 shows sales in 2017 for a variety of condos that are roughly comparable in location, age and construction design (i.e., concrete).

I also looked at two downtown condos that recently sold for \$1600 and \$2300 per square foot. They are comparable, or better, to anything in Harbour Cove. In addition, 607 in 1470 has just been listed at \$1,048,000, which is \$1,107 per sq ft for 947 sf and 1 bedroom.

Comment.

Adjusting for size and age of building, it appears that Harbour Cove may be reasonably competitive in price and would undoubtedly do very well indeed if our depreciation issues were resolved.

I can provide virtual tours of all suites listed in Part 1, the three suites from 1625 that are listed, and the two suites that sold for over \$1600 and \$2,300 that were mentioned above.