



CITY OF VANCOUVER
ADMINISTRATIVE REPORT

Report Date: September 19, 2006
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Meeting Date: October 3, 2006

TO: Vancouver City Council
FROM: Director of Real Estate Services
SUBJECT: Rent Review - False Creek Residential Leaseholds

RECOMMENDATION

THAT Council approve for all the non prepaid residential leases located in the False Creek area, the new monthly rental as per the new month rent column in Appendix B attached.

CITY MANAGER'S COMMENTS

The City Manager recommends APPROVAL of the foregoing.

COUNCIL POLICY

Under Section 206 of the Vancouver Charter (Grants and Assistance) Council has no power to provide grants to individuals, thus Council must charge market rent for land leased to individual strata lot owners.

PURPOSE

The purpose of this report is to provide Council with an independent appraiser's opinion of the market rents to be charged for the 118 units now up for rent review in West False Creek and seek Council approval for these new rents for the next ten (10) years.

BACKGROUND

The southwest shore of False Creek, between the Granville and Cambie Bridges, was developed in the 1970's and early 1980's. The City retained ownership of much of this land and leased it for terms for up to 60 years. Ten market residential projects with

435 units were developed, with the first leases commencing in 1976. The original purchasers of the units were given several options by the developers of the project to prepay the lease in full or to select a periodic payment scheme; there were up to twelve different periodic payment schemes provided at inception. Subsequent purchasers were locked into the payment plan chosen by the original buyer. A total of 59 leaseholders originally opted to prepay their leases. Typically, the rents for the balance of the monthly leaseholders were set for the first 30 years of the lease to be reviewed to market on 10 year intervals.

In the late 1980's, lessees of non-prepaid units began to experience difficulty in financing or selling their units. In 1992, City Council approved the concept of modifying the strata lot leases to permit prepayment. In May 1993, Council approved a voluntary lease prepayment option for the 376 non-prepaid units which was effective July 1, 1993 for two years. Two appraisal firms, Burgess Austin & Associates and Nilsen Realty Research, jointly prepared the prepayment formulas and calculations in accordance with the methodology set out in the ground leases, and recommended the prepayment amount schedule that was approved by Council. Much public consultation was undertaken by these appraisal firms and City staff at information meetings held with the lessees at that time. The voluntary prepayment program continued until December 31, 2001 at which time Council ended the program. A total of 157 lessees chose to take advantage of the voluntary prepayment program before the program ended.

The City is now faced with the challenge of setting the new monthly lease rates in a real estate climate that has significantly increased in value in the past 30 years and the renewal rates for the next ten (10) years are expected to be significantly higher.

PRESENT SITUATION

Five major appraisal firms were asked to quote on providing independent market rental values for the seven strata corporations land leases that are up for rent review. Grover Elliot Appraisals was the lowest complete quote and was retained under City Manager approval authority.

Grover Elliot has now completed the 7 appraisals to determine, in their expert opinion, the market rental value of the lot comprising each of the 7 strata complexes being VR419, VR442, VR466, VR514, VR551, VR552, and VR588 - as shown on the location map attached as Appendix A. A total of 118 leaseholders (out of 276 (43%)) have not prepaid their leasehold interests and are therefore, subject to the market rent increase. Grover Elliot did not apportion the individual strata lots up for rent review as the leases provide a methodology for allocating the individual strata lot lease payment based on the rent payment for the entire strata corporation.

Real Estate Services staff, using the methodology as set out in the lease to allocate unit apportionment of total complex ground rent to individual units have calculated each unit up for rent review and have summarized the new monthly payment as set out in Appendix B. It is important to note that these rental payments are over and above any bank mortgages that the lessees may also be carrying.

DISCUSSION

The ground rents as determined 30 years ago are very low in comparison to today's land values from which ground rents are determined. In the cases at hand, the appraiser used a 4% return on market land value for the annual rental rate. This return parameter has produced rents which are averaging about seven times the rents set 30 years ago. It is the opinion of the Director of Real Estate Services that these updated rents are not out of line with Vancouver land value increases over the last 30 years and especially the last 3 years.

The table in Appendix B indicates the present rent set 30 years ago and the new proposed rent based on the appraisers entire complex rental value and the unit allocation as per the formula as laid out in the appropriate lease. Although the percentage increases effective 2006, according to Grover Elliot, would average over 700%, the real dollar increases are measured in the hundreds of dollars. For example, a monthly leaseholder that currently pays \$100 to \$200 per month will pay between \$800 and \$900 per month.

When the prepayment program began in the early 1990's the appraisers compared sales of similar units that had prepaid leases and units that were not prepaid and still paying a monthly lease, and concluded that purchasers of non prepaid units were overpaying. This is somewhat understandable as the low monthly payment as set 20 years previously did not reflect the actual land value and thus, the market rental rate. In other words they were not discounting the prepaid price for a similar unit by the calculated prepayment amount.

Buyers of non prepaid units are only purchasing the improvements, not the land or its prepaid lease value. The lease payment would then be roughly equal to what the mortgage payment would be for the land component of the sale price. If a non prepaid unit was purchased at a price that correctly reflected its non prepaid status, the mortgage payment for the improvement plus the new land lease payment should roughly equal the mortgage payment of a prepaid unit based on similar down payments and interest rates.

An analysis of 2005-2006 sales of units on City-owned land in False Creek indicates the non-prepaid unit sale prices are not being discounted enough in relation to similar prepaid units.

As there is a requirement in the lease to give notice as to the commencement of the new rent, the Director of Real Estate Services is recommending that the rent increases become effective on the 1st of the month six months after the tenants receive their notice of rent increase. This timing complies with the lease agreements and gives the leaseholders reasonable time to align their financial affairs with the new rent schedule.

ARBITRATION

The lessees, if they do not agree and the parties cannot come to an agreement on a new rent, have the right to arbitration under the Arbitration Act of British Columbia. This would then empower three arbitrators, one chosen by the lessor, one by the

lessee and the third by the two so chosen; with the third arbitrator being the chairman to ascertain the amounts of the new rent.

Council, by approving the rents as set out in Appendix B is only approving the landlords' independent estimate of the new rents and they may be challenged and changed by arbitration as per the lease. The lease agreements provide that the arbitration panels' decision will be final.

PREPAYMENT OPTION

In that these new rent increases are substantial, Council may wish to consider a new prepayment option. This option is completely at Council's discretion as the leases do not provide for prepayment. Thus, any prepayment amount approved by Council will be a set amount for a set period and will not be negotiable. In other words, it will be completely voluntary on the lessees' part if they wish to accept Council's offer.

Prepayment will provide the non-prepaid leases with the following benefits:

1. Certainty for the next 30 years as there are two more rent reviews at years 40 and 50.
2. Marketability vis a vis prepaid units.
3. Should help with financing (mortgages) as there is no uncertainty as to future rental payments.
4. Based on a typical new rent of \$1,000 per month and using a 7% discount rate, the present value of the \$1,000 per month lease payment for the next 30 years, i.e. 360 payments is \$150,000. However, to better reflect inflation over the next two rent reviews a 5% discount rate would be more realistic. At a 5% discount, the prepayment amount would be \$186,000.

Should Council wish to introduce a new prepayment provision, staff would report back to Council for approval of the prepayment amounts.

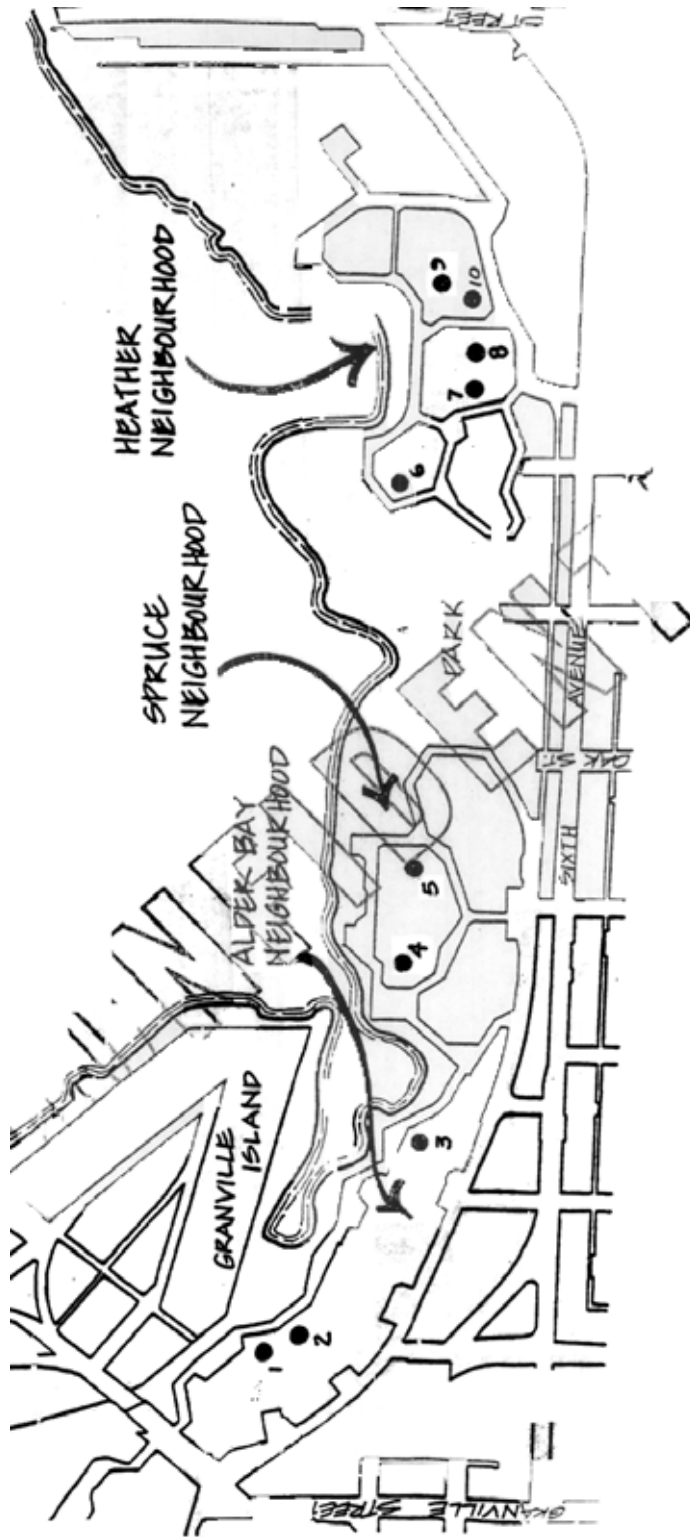
FINANCIAL IMPLICATIONS

There are no financial implications.

CONCLUSION

The City is the lessor of seven (7) strata ground leases which contain rent review provisions that come due in October, 2006. Staff have provided Council with an independent appraiser's opinion of the market rents to be charged for the 118 units now up for rent review in West False Creek and seek Council approval for these new rents for the next ten (10) years. The City is now faced with the challenge of setting the new monthly lease rates in a real estate climate that has significantly increased in value in the past 30 years and the renewal rates for the next ten (10) years are expected to be significantly higher. Staff recommend setting the new rents in accordance with the attached Appendix B.

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- 1. VR 1112 - FOUNTAIN TERRACE
- 2. VR 1157 - HARBOUR TERRACE
- 3. YR 691 - ALDER BAY PLACE
- 4. VR 514 - SPRUCE VILLAGE
- 5. YR 442 - MARINE MEWS
- 6. VR 419 - HEATHER POINT

- 7. VR 466
- 8. VR 508

Strata Plan:	Number of Units Appraised:	Number of Units Receiving Rental Increase:	Total <u>NEW</u> Rental per Month:	Average <u>NEW</u> Monthly Rent per Unit:	Total Current Rental per Month:	Average Current Monthly Rent per unit:
VR419	48	15	15,678.95	1,045.26	2,380.24	158.68
VR442	50	32	30,593.24	956.04	3,915.34	122.35
VR466	56	29	24,042.23	829.04	3,553.55	122.54
VR514	36	15	13,958.18	930.55	1,727.24	115.15
VR551	37	13	12,821.87	986.30	1,485.81	114.29
VR552	19	3	4,611.72	1,537.24	415.08	138.36
VR588	30	11	8,940.51	812.77	1,439.10	130.83

VR419
PP =
Prepaid
Rent

2006 Appraised Value: 587,760.00

48 UNITS: 33 PREPAID;
15 ON MONTHLY RENTAL BASIS

File No	Lot	Unit Address	PID	Land Value in \$	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent in \$	Old Mo Rent in \$	Increase \$/Mo:
C642	1	840 Millbank	003-979-458	186,667.00	0.02	9,349.79	779.15	PP	
C643	2	838 Millbank	003-979-466	322,333.00	0.03	16,145.03	1,345.42	PP	
C644	3	836 Millbank	003-979-474	186,000.00	0.02	9,316.38	776.36	PP	
C645	4	834 Millbank	003-979-482	286,667.00	0.02	14,358.59	1,196.55	PP	
C646	5	832 Millbank	003-979-504	219,000.00	0.02	10,969.28	914.11	124.23	789.88
C647	6	830 Millbank	003-980-243	300,333.00	0.03	15,043.10	1,253.59	PP	
C648	7	826 Millbank	003-980-332	227,667.00	0.02	11,403.40	950.28	127.87	822.41
C649	8	828 Millbank	003-980-341	292,667.00	0.02	14,659.12	1,221.59	PP	
C650	9	824 Millbank	003-980-367	227,667.00	0.02	11,403.40	950.28	PP	
C651	10	822 Millbank	003-980-391	300,667.00	0.03	15,059.83	1,254.99	169.98	1,085.01
C652	11	818 Millbank	003-980-405	232,667.00	0.02	11,653.84	971.15	PP	
C653	12	820 Millbank	003-980-421	401,667.00	0.03	20,118.72	1,676.56	172.73	1,503.83
C654	13	816 Millbank	003-980-430	232,667.00	0.02	11,653.84	971.15	PP	
C655	14	814 Millbank	003-980-448	304,333.00	0.03	15,243.45	1,270.29	PP	
C656	15	810 Millbank	003-980-456	223,000.00	0.02	11,169.64	930.80	PP	
C657	16	812 Millbank	003-980-464	292,333.00	0.02	14,642.39	1,220.20	169.98	1,050.22
C658	17	808 Millbank	003-980-472	176,667.00	0.02	8,848.91	737.41	PP	
C659	18	806 Millbank	003-980-481	316,667.00	0.03	15,861.23	1,321.77	173.98	1,147.79
C660	19	802 Millbank	003-980-502	156,667.00	0.01	7,847.15	653.93	PP	
C661	20	804 Millbank	003-980-511	242,000.00	0.02	12,121.31	1,010.11	PP	
C662	21	801 Ferry Row	003-980-537	385,333.00	0.03	19,300.58	1,608.38	PP	
C663	22	803 Ferry Row	003-980-553	240,333.00	0.02	12,037.81	1,003.15	205.09	798.06
C664	23	805 Ferry Row	003-980-561	222,333.00	0.02	11,136.23	928.02	PP	
C665	24	807 Sawcut	003-980-596	202,333.00	0.02	10,134.47	844.54	146.28	698.26
C666	25	809 Sawcut	003-980-600	213,333.00	0.02	10,685.44	890.45	157.83	732.62
C667	26	811 Sawcut	003-980-707	275,667.00	0.02	13,807.62	1,150.64	PP	
C668	27	813 Sawcut	003-980-723	209,000.00	0.02	10,468.40	872.37	216.50	655.87
C669	28	815 Sawcut	003-980-731	121,667.00	0.01	6,094.06	507.84	PP	
C670	29	817 Sawcut	003-980-782	202,000.00	0.02	10,117.79	843.15	125.38	717.77
C671	30	819 Sawcut	003-980-804	278,667.00	0.02	13,957.89	1,163.16	PP	
C672	31	821 Sawcut	003-980-821	272,333.00	0.02	13,640.63	1,136.72	PP	
C673	32	825 Sawcut	003-980-847	127,333.00	0.01	6,377.86	531.49	PP	
C674	33	823 Sawcut	003-980-855	202,667.00	0.02	10,151.20	845.93	PP	
C675	34	827 Sawcut	003-980-880	262,000.00	0.02	13,123.07	1,093.59	PP	
C676	35	829 Sawcut	003-980-928	270,333.00	0.02	13,540.45	1,128.37	PP	
C677	36	831 Sawcut	003-980-944	259,000.00	0.02	12,972.81	1,081.07	PP	
C678	37	864 Greenchain	003-980-952	289,333.00	0.02	14,492.13	1,207.68	PP	

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent in \$	Old Mo Rent in \$	Increase \$/Mo:
C679	38	862 Greenchain	003-980-979	277,333.00	0.02	13,891.07	1,157.59	162.45	995.14
C680	39	858 Greenchain	003-980-987	175,000.00	0.01	8,765.41	730.45	PP	
C681	40	860 Greenchain	003-980-995	300,667.00	0.03	15,059.83	1,254.99	PP	
C682	41	854 Greenchain	003-981-002	175,333.00	0.01	8,782.09	731.84	103.13	628.71
C683	42	856 Greenchain	003-981-029	278,667.00	0.02	13,957.89	1,163.16	PP	
C684	43	852 Greenchain	003-981-045	175,333.00	0.01	8,782.09	731.84	PP	
C685	44	850 Greenchain	003-981-053	255,667.00	0.02	12,805.86	1,067.16	PP	
C686	45	848 Greenchain	003-981-088	108,533.00	0.01	5,436.21	453.02	PP	
C687	46	846 Greenchain	003-981-096	305,000.00	0.03	15,276.86	1,273.07	216.15	1,056.92
C688	47	844 Greenchain	003-981-142	173,667.00	0.01	8,698.64	724.89	108.66	616.23
C689	48	842 Greenchain	003-981-169	347,333.00	0.03	17,397.23	1,449.77	PP	
				11,734,534.00					

VR442

2006 Appraised Value:
\$563,338.00

50 UNITS: 18 PREPAID;
32 ON MONTHLY RENTAL
BASIS

PP = Prepaid
Rent

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C750	1	1073 Scantlings	004-025-407	\$226,667.00	0.02	\$8,744.30	\$728.69	\$115.25	\$613.44
C751	2	1071 Scantlings	004-025-423	\$289,333.00	0.02	\$11,161.81	\$930.15	\$150.70	\$779.45
C752	3	1067 Scantlings	004-025-440	\$198,333.00	0.01	\$7,651.24	\$637.60	\$104.17	\$533.43
C753	4	1069 Scantlings	004-025-466	\$261,333.00	0.02	\$10,081.63	\$840.14	PP	
C754	5	1065 Scantlings	004-025-474	\$196,000.00	0.01	\$7,561.23	\$630.10	\$104.17	\$525.93
C755	6	1063 Scantlings	004-025-482	\$271,333.00	0.02	\$10,467.41	\$872.28	\$139.93	\$732.35
C756	7	1059 Scantlings	004-025-491	\$199,667.00	0.01	\$7,702.70	\$641.89	PP	
C757	8	1061 Scantlings	004-025-504	\$277,677.00	0.02	\$10,712.15	\$892.68	\$139.93	\$752.75
C758	9	1057 Scantlings	004-025-512	\$204,333.00	0.01	\$7,882.70	\$656.89	\$104.17	\$552.72
C759	10	1055 Scantlings	004-025-521	\$275,000.00	0.02	\$10,608.87	\$884.07	PP	
C760	11	1051 Scantlings	004-025-539	\$238,000.00	0.02	\$9,181.50	\$765.12	\$116.08	\$649.04
C761	12	1053 Scantlings	004-025-547	\$333,000.00	0.02	\$12,846.38	\$1,070.53	\$151.53	\$919.00
C762	13	1047 Scantlings	004-025-555	\$233,333.00	0.02	\$9,001.46	\$750.12	\$105.41	\$644.71
C763	14	1049 Scantlings	004-025-571	\$316,667.00	0.02	\$12,216.29	\$1,018.02	\$138.88	\$879.14
C764	15	1043 Scantlings	004-025-598	\$186,333.00	0.01	\$7,188.30	\$599.03	\$70.27	\$528.76
C765	16	1045 Scantlings	004-025-601	\$245,333.00	0.02	\$9,464.39	\$788.70	\$99.30	\$689.40
C766	17	1041 Scantlings	004-025-628	\$240,333.00	0.02	\$9,271.50	\$772.62	PP	
C767	18	1039 Scantlings	004-025-636	\$311,000.00	0.02	\$11,997.67	\$999.81	\$125.62	\$874.19
C768	19	1037 Scantlings	004-025-644	\$244,000.00	0.02	\$9,412.96	\$784.41	\$91.41	\$693.00
C769	20	1035 Scantlings	004-025-679	\$311,000.00	0.02	\$11,997.67	\$999.81	\$125.62	\$874.19
C770	21	1031 Scantlings	004-025-687	\$275,000.00	0.02	\$10,608.87	\$884.07	\$111.52	\$772.55
C771	22	1033 Scantlings	004-025-717	\$381,667.00	0.03	\$14,723.84	\$1,226.99	\$145.31	\$1,081.68
C772	23	1000 Ironwork Psg	004-025-725	\$275,667.00	0.02	\$10,634.60	\$886.22	\$101.57	\$784.65
C773	24	1002 Ironwork Psg	004-025-750	\$393,000.00	0.03	\$15,161.04	\$1,263.42	\$137.23	\$1,126.19
C774	25	1006 Ironwork Psg	004-025-768	\$288,000.00	0.02	\$11,110.38	\$925.87	\$101.57	\$824.30
C775	26	1004 Ironwork Psg	004-025-776	\$404,000.00	0.03	\$15,585.40	\$1,298.78	\$137.23	\$1,161.55
C776	27	1008 Ironwork Psg	004-025-792	\$243,333.00	0.02	\$9,387.23	\$782.27	PP	
C777	28	1010 Ironwork Psg	004-025-806	\$357,667.00	0.02	\$13,797.98	\$1,149.83	\$125.62	\$1,024.21
C778	29	1014 Ironwork Psg	004-025-822	\$269,667.00	0.02	\$10,403.14	\$866.93	PP	
C779	30	1012 Ironwork Psg	004-025-831	\$357,667.00	0.02	\$13,797.98	\$1,149.83	\$125.62	\$1,024.21
C780	31	1016 Ironwork Psg	004-025-857	\$419,667.00	0.03	\$16,189.80	\$1,349.15	PP	
C781	32	1018 Ironwork Psg	004-025-865	\$419,667.00	0.03	\$16,189.80	\$1,349.15	PP	
C782	33	1020 Ironwork Psg	004-025-873	\$419,667.00	0.03	\$16,189.80	\$1,349.15	\$160.65	\$1,188.50
C783	34	1022 Ironwork Psg	004-025-881	\$412,667.00	0.03	\$15,919.75	\$1,326.65	\$160.65	\$1,166.00
C784	35	1024 Ironwork Psg	004-025-890	\$240,333.00	0.02	\$9,271.50	\$772.62	PP	
C785	36	1026 Ironwork Psg	004-025-911	\$383,667.00	0.03	\$14,801.00	\$1,233.42	\$125.62	\$1,107.80
C786	37	1030 Ironwork Psg	004-025-920	\$241,667.00	0.02	\$9,322.96	\$776.91	\$91.41	\$685.50

VR466

2006 Appraised Value: \$540,592

56 UNITS: 27 PREPAID; 29 ON MONTHLY RENTAL BASIS

PP = Prepaid Rent

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C694	1	677 Moberly	004-083-491	\$241,333	0.015796113	\$8,539.25	\$711.60	\$122.56	\$589.04
C695	2	679 Moberly	004-083-504	\$222,000	0.014530699	\$7,855.18	\$654.60	PP	
C696	3	681 Moberly	004-083-521	\$302,667	0.019810644	\$10,709.48	\$892.46	PP	
C697	4	683 Moberly	004-083-539	\$243,333	0.01592702	\$8,610.02	\$717.50	\$115.94	\$601.56
C698	5	685 Moberly	004-083-555	\$186,000	0.012174369	\$6,581.37	\$548.45	PP	
C699	6	687 Moberly	004-083-563	\$312,333	0.020443319	\$11,051.49	\$920.96	PP	
C700	7	689 Moberly	004-083-580	\$244,667	0.016014335	\$8,657.22	\$721.44	PP	
C701	8	691 Moberly	004-083-598	\$225,333	0.014748856	\$7,973.11	\$664.43	PP	
C702	9	693 Moberly	004-083-610	\$264,000	0.01727975	\$9,341.29	\$778.44	\$142.40	\$636.04
C703	10	695 Moberly	004-083-636	\$248,000	0.016232492	\$8,775.16	\$731.26	PP	
C704	11	697 Moberly	004-083-652	\$251,000	0.016428853	\$8,881.31	\$740.11	\$136.02	\$604.09
C705	12	699 Moberly	004-083-661	\$235,333	0.015403392	\$8,326.95	\$693.91	\$109.09	\$584.82
C706	13	700 Millyard	004-083-687	\$249,667	0.016341603	\$8,834.14	\$736.18	PP	
C707	14	702 Millyard	004-083-695	\$228,333	0.014945216	\$8,079.26	\$673.27	PP	
C708	15	704 Millyard	004-083-725	\$207,333	0.013570691	\$7,336.21	\$611.35	PP	
C709	16	706 Millyard	004-083-733	\$301,333	0.019723329	\$10,662.27	\$888.52	\$143.91	\$744.61
C710	17	708 Millyard	004-083-750	\$258,667	0.016930686	\$9,152.59	\$762.72	PP	
C711	18	710 Millyard	004-083-768	\$228,000	0.01492342	\$8,067.48	\$672.29	PP	
C712	19	712 Millyard	004-083-784	\$267,667	0.017519768	\$9,471.05	\$789.25	\$136.02	\$653.23
C713	20	714 Millyard	004-083-806	\$234,333	0.015337938	\$8,291.57	\$690.96	\$109.09	\$581.87
C714	21	716 Millyard	004-083-822	\$202,333	0.013243423	\$7,159.29	\$596.61	PP	
C715	22	718 Millyard	004-083-849	\$288,333	0.018872432	\$10,202.29	\$850.19	\$143.91	\$706.28
C716	23	720 Millyard	004-083-865	\$244,000	0.015970678	\$8,633.62	\$719.47	PP	
C717	24	722 Millyard	004-083-873	\$245,667	0.016079789	\$8,692.61	\$724.38	\$104.68	\$619.70
C718	25	724 Millard	004-083-903	\$244,000	0.015970678	\$8,633.62	\$719.47	\$123.95	\$595.52
C719	26	726 Millard	004-083-920	\$254,333	0.01664701	\$8,999.24	\$749.94	\$104.68	\$645.26
C720	27	728 Millyard	004-083-946	\$237,667	0.01555616	\$8,409.54	\$700.79	\$120.93	\$579.86
C721	28	730 Millyard	004-083-962	\$294,000	0.019243358	\$10,402.81	\$866.90	PP	
C722	29	732 Millyard	004-083-989	\$275,000	0.017999739	\$9,730.52	\$810.88	\$137.76	\$673.12
C723	30	734 Millyard	004-084-004	\$235,000	0.015381595	\$8,315.17	\$692.93	\$109.79	\$583.14
C724	31	736 Millyard	004-084-021	\$287,667	0.01882884	\$10,178.72	\$848.23	PP	
C725	32	738 Millyard	004-084-039	\$236,000	0.015447049	\$8,350.55	\$695.88	\$109.33	\$586.55
C726	33	740 Millyard	004-084-047	\$253,667	0.016603418	\$8,975.67	\$747.97	PP	
C727	34	742 Millyard	004-084-063	\$227,333	0.014879763	\$8,043.88	\$670.32	\$106.31	\$564.01
C728	35	744 Millyard	004-084-071	\$181,000	0.011847101	\$6,404.45	\$533.70	PP	
C729	36	746 Millyard	004-084-098	\$306,000	0.020028801	\$10,827.41	\$902.28	PP	
C730	37	748 Millyard	004-084-101	\$287,667	0.01882884	\$10,178.72	\$848.23	PP	
C731	38	750 Millyard	004-084-110	\$242,667	0.015883428	\$8,586.45	\$715.54	\$110.95	\$604.59
C732	39	752 Millyard	004-084-144	\$252,000	0.016494307	\$8,916.69	\$743.06	\$135.79	\$607.27
C733	40	754 Millyard	004-084-187	\$230,667	0.015097985	\$8,161.85	\$680.15	PP	
C734	41	796 Millbank	004-084-233	\$367,000	0.02402147	\$12,985.81	\$1,082.15	PP	
C735	42	798 Millbank	004-084-250	\$315,333	0.020639679	\$11,157.65	\$929.80	PP	

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C736	43	792 Millbank	004-084-268	\$349,000	0.022843306	\$12,348.91	\$1,029.08	\$142.40	\$886.68
C737	44	794 Millbank	004-084-284	\$316,667	0.020726994	\$11,204.85	\$933.74	PP	
C738	45	788 Millbank	004-084-314	\$250,333	0.016385195	\$8,857.71	\$738.14	PP	
C739	46	790 Millbank	004-084-331	\$413,333	0.027054132	\$14,625.25	\$1,218.77	\$144.61	\$1,074.16
C740	47	784 Millbank	004-084-357	\$291,333	0.019068793	\$10,308.44	\$859.04	PP	
C741	48	786 Millbank	004-084-365	\$286,667	0.018763386	\$10,143.34	\$845.28	\$104.68	\$740.60
C742	49	780 Millbank	004-084-373	\$383,667	0.025112385	\$13,575.55	\$1,131.30	PP	
C743	50	782 Millbank	004-084-381	\$338,333	0.022145112	\$11,971.47	\$997.62	\$109.79	\$887.83
C744	51	776 Millbank	004-084-403	\$371,000	0.024283285	\$13,127.35	\$1,093.95	\$136.02	\$957.93
C745	52	778 Millbank	004-084-411	\$340,667	0.022297881	\$12,054.06	\$1,004.50	\$109.09	\$895.41
C746	53	772 Millbank	004-084-420	\$312,333	0.020443319	\$11,051.49	\$920.96	\$121.40	\$799.56
C747	54	774 Millbank	004-084-446	\$399,333	0.026137782	\$14,129.88	\$1,177.49	\$144.61	\$1,032.88
C748	55	768 Millbank	004-084-454	\$278,667	0.018239758	\$9,860.27	\$821.69	\$113.16	\$708.53
C749	56	770 Millbank	004-084-489	\$288,000	0.018850636	\$10,190.50	\$849.21	\$104.68	\$744.53
				\$15,277,999					

VR514

2006 Appraised Value:
\$430,656

36 UNITS: 21 PREPAID; 15 ON MONTHLY RENTAL BASIS

PP = Prepaid Rent

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C804	1	1040 Ironwork Psg	005-298-636	\$307,000	0.024960709	\$10,749.48	\$895.79	\$102.75	\$793.04
C805	2	1042 Ironwork Psg	005-298-644	\$411,333	0.033443529	\$14,402.66	\$1,200.22	PP	
C806	3	1046 Ironwork Psg	005-298-652	\$302,000	0.024554183	\$10,574.41	\$881.20	\$103.08	\$778.12
C807	4	1044 Ironwork Psg	005-298-661	\$450,333	0.036614433	\$15,768.23	\$1,314.02	\$138.75	\$1,175.27
C808	5	1100 Ironwork Psg	005-298-687	\$312,333	0.02539431	\$10,936.21	\$911.35	PP	
C809	6	1102 Ironwork Psg	005-298-695	\$459,000	0.037319106	\$16,071.70	\$1,339.31	PP	
C810	7	1106 Ironwork Psg	005-298-709	\$343,667	0.027941929	\$12,033.36	\$1,002.78	\$103.08	\$899.70
C811	8	1104 Ironwork Psg	005-298-717	\$468,333	0.038077928	\$16,398.49	\$1,366.54	PP	
C812	9	1108 Ironwork Psg	005-298-725	\$314,000	0.025529846	\$10,994.58	\$916.22	\$103.08	\$813.14
C813	10	1110 Ironwork Psg	005-298-733	\$467,333	0.037996623	\$16,363.47	\$1,363.62	PP	
C814	11	1114 Ironwork Psg	005-298-741	\$328,000	0.026668119	\$11,484.79	\$957.07	\$103.08	\$853.99
C815	12	1112 Ironwork Psg	005-298-750	\$421,333	0.034256581	\$14,752.80	\$1,229.40	PP	
C816	13	1116 Ironwork Psg	005-298-768	\$301,000	0.024472878	\$10,539.39	\$878.28	PP	
C817	14	1118 Ironwork Psg	005-298-776	\$442,333	0.035963992	\$15,488.11	\$1,290.68	PP	
C818	15	1122 Ironwork Psg	005-298-784	\$241,333	0.019621638	\$8,450.18	\$704.18	\$82.08	\$622.10
C819	16	1120 Ironwork Psg	005-298-792	\$395,667	0.032169801	\$13,854.12	\$1,154.51	PP	
C820	17	1124 Ironwork Psg	005-298-806	\$248,667	0.020217931	\$8,706.97	\$725.58	PP	
C821	18	1126 Ironwork Psg	005-298-814	\$508,667	0.041357293	\$17,810.77	\$1,484.23	PP	
C822	19	1130 Ironwork Psg	005-298-822	\$309,000	0.02512332	\$10,819.51	\$901.63	\$110.92	\$790.71
C823	20	1128 Ironwork Psg	005-298-831	\$535,333	0.043525379	\$18,744.47	\$1,562.04	PP	
C824	21	1132 Foundry Quay	005-298-849	\$330,000	0.02683073	\$11,554.81	\$962.90	PP	
C825	22	1134 Foundry Quay	005-298-873	\$530,000	0.043091778	\$18,557.73	\$1,546.48	\$188.67	\$1,357.81
C826	23	1136 Foundry Quay	005-298-881	\$320,667	0.026071908	\$11,228.02	\$935.67	\$123.00	\$812.67
C827	24	1142 Foundry Quay	005-298-890	\$309,333	0.025150394	\$10,831.17	\$902.60	PP	
C828	25	1199 Forge Walk	005-298-903	\$304,333	0.024743868	\$10,656.10	\$888.01	PP	
C829	26	1195 Forge Walk	005-298-911	\$307,000	0.024960709	\$10,749.48	\$895.79	PP	
C830	27	1193 Forge Walk	005-298-946	\$341,333	0.027752162	\$11,951.64	\$995.97	\$134.25	\$861.72
C831	28	1191 Forge Walk	005-298-954	\$152,333	0.012385471	\$5,333.88	\$444.49	PP	
C832	29	1189 Forge Walk	005-298-962	\$268,000	0.021789805	\$9,383.91	\$781.99	PP	
C833	30	1185 Forge Walk	005-298-989	\$161,000	0.013090144	\$5,637.35	\$469.78	PP	
C834	31	1187 Forge Walk	005-299-004	\$265,667	0.02160012	\$9,302.22	\$775.19	\$108.17	\$667.02
C835	32	1183 Forge Walk	005-299-012	\$310,000	0.025204625	\$10,854.52	\$904.54	PP	
C836	33	1181 Forge Walk	005-299-021	\$293,333	0.023849511	\$10,270.93	\$855.91	\$141.92	\$713.99
C837	34	1177 Forge Walk	005-299-055	\$169,000	0.013740586	\$5,917.47	\$493.12	\$76.08	\$417.04
C838	35	1179 Forge Walk	005-299-063	\$268,333	0.021816879	\$9,395.57	\$782.96	\$108.33	\$674.63
C839	36	1138, 1140, 1197 Foundry Quay	005-299-071	\$402,333	0.032711782	\$14,087.53	\$1,173.96	PP	
				\$12,299,330					

VR551

2006 Appraised
Value:

\$424,878

37 UNITS: 24 PREPAID; 13 ON
MONTHLY RENTAL BASIS

(Strata Lot 26 is assessed with SL 27. Records indicate both SLs have been prepaid and both are included in the 24 prepaids noted above.)

(Strata Lot 29 is assessed with SL 30. Records indicate both SLs have been both are included in the 24 prepaids noted above.)

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C875	1	324 - 666 Leg in Boot Sq	005-424-097	\$192,000	0.020263147	\$8,609.37	\$717.45	PP	
C876	2	323 - 666 Leg in Boot Sq	005-424-241	\$233,667	0.024660566	\$10,477.73	\$873.14	PP	
C877	3	322 - 666 Leg in Boot Sq	005-424-372	\$210,333	0.02219796	\$9,431.43	\$785.95	\$102.62	\$683.33
C878	4	321 - 666 Leg in Boot Sq	005-424-411	\$219,333	0.023147795	\$9,834.99	\$819.58	PP	
C879	5	325 - 666 Leg in Boot Sq	005-424-429	\$231,333	0.024414242	\$10,373.07	\$864.42	PP	
C880	6	326 - 666 Leg in Boot Sq	005-424-445	\$183,333	0.019348455	\$8,220.73	\$685.06	PP	
C881	7	327 - 666 Leg in Boot Sq	005-424-470	\$273,667	0.028882055	\$12,271.35	\$1,022.61	PP	
C882	8	422 - 666 Leg in Boot Sq	005-424-488	\$187,333	0.019770604	\$8,400.09	\$700.01	\$83.17	\$616.84
C883	9	421 - 666 Leg in Boot Sq	005-424-500	\$142,000	0.014986285	\$6,367.34	\$530.61	PP	
C884	10	423 - 666 Leg in Boot Sq	005-424-569	\$130,000	0.013719839	\$5,829.26	\$485.77	PP	
C885	11	424 - 666 Leg in Boot Sq	005-424-607	\$164,333	0.017343248	\$7,368.76	\$614.06	PP	
C886	12	527 - 666 Leg in Boot Sq	005-424-623	\$224,667	0.023710731	\$10,074.17	\$839.51	PP	
C887	13	525 - 666 Leg in Boot Sq	005-424-674	\$302,333	0.031907385	\$13,556.75	\$1,129.73	\$76.35	\$1,053.38
C888	14	523 - 666 Leg in Boot Sq	005-424-721	\$238,333	0.025153003	\$10,686.96	\$890.58	PP	
C889	15	521 - 666 Leg in Boot Sq	005-424-755	\$245,333	0.025891763	\$11,000.84	\$916.74	\$110.17	\$806.57
C890	16	530 - 666 Leg in Boot Sq	005-424-771	\$316,667	0.033420155	\$14,199.49	\$1,183.29	\$137.92	\$1,045.37
C891	17	532 - 666 Leg in Boot Sq	005-424-828	\$237,333	0.025047465	\$10,642.12	\$886.84	\$91.25	
C892	18	534 - 666 Leg in Boot Sq	005-424-861	\$283,333	0.029902178	\$12,704.78	\$1,058.73	\$139.58	\$919.15
C893	19	528 - 666 Leg in Boot Sq	005-424-895	\$222,333	0.023464407	\$9,969.51	\$830.79	PP	
C894	20	526 - 666 Leg in Boot Sq	005-424-933	\$300,333	0.03169631	\$13,467.06	\$1,122.26	\$132.75	\$989.51
C895	21	524 - 666 Leg in Boot Sq	005-424-976	\$194,667	0.020544614	\$8,728.95	\$727.41	\$83.50	\$643.91
C896	22	522 - 666 Leg in Boot Sq	005-424-992	\$257,667	0.027193459	\$11,553.90	\$962.83	PP	

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C897	23	529 - 666 Leg in Boot Sq	005-425-018	\$254,333	0.026841598	\$11,404.40	\$950.37	\$127.42	\$822.95
C898	24	531 - 666 Leg in Boot Sq	005-425-051	\$203,000	0.021424056	\$9,102.61	\$758.55	\$81.92	\$676.63
C899	25	533 - 666 Leg in Boot Sq	005-425-069	\$323,667	0.034158916	\$14,513.37	\$1,209.45	PP	
C900	26	622 - 666 Leg in Boot Sq	005-425-077	\$362,333	0.038239618	\$16,247.17	\$1,353.93	PP	
C901	27	621 - 666 Leg in Boot Sq	Assessed with SL 26	Assessed with SL 26	na	na	na	PP	
C902	28	623 - 666 Leg in Boot Sq	005-425-107	\$295,333	0.031168624	\$13,242.86	\$1,103.57	PP	
C903	29	722 - 666 Leg in Boot Sq	005-425-123	\$613,333	0.064729461	\$27,502.12	\$2,291.84	PP	
C904	30	722 - 666 Leg in Boot Sq	Assessed with SL 29	Assessed with SL 29	na	na	na	PP	
C905	31	721 - 666 Leg in Boot Sq	005-425-166	\$592,667	0.062548428	\$26,575.45	\$2,214.62	PP	
C906	32	724 - 666 Leg in Boot Sq	005-425-191	\$279,667	0.029515278	\$12,540.39	\$1,045.03	PP	
C907	33	726 - 666 Leg in Boot Sq	005-425-212	\$246,333	0.0259973	\$11,045.68	\$920.47	PP	
C908	34	728 - 666 Leg in Boot Sq	005-425-221	\$293,000	0.030922406	\$13,138.25	\$1,094.85	\$138.83	\$956.02
C909	35	723 - 666 Leg in Boot Sq	005-425-263	\$355,000	0.037465714	\$15,918.36	\$1,326.53	PP	
C910	36	725 - 666 Leg in Boot Sq	005-425-301	\$263,000	0.027756289	\$11,793.04	\$982.75	PP	
C911	37	727 - 666 Leg in Boot Sq	005-425-336	\$403,333	0.042566644	\$18,085.63	\$1,507.14	\$180.33	\$1,326.81
				\$9,475,330					

VR552

2006 Appraised
Value: \$278,498

19 UNITS: 15 PREPAID; 3 ON MONTHLY
RENTAL BASIS

(Strata Lot 6 is assessed with SL 11. The 3 monthly rentals noted above do not include SL 6.)

PP =

Prepaid
Rent

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C843	1	243 - 658 Leg in Boot Sq	005-436-401	\$225,667	0.04077828	\$11,356.67	\$946.39	PP	
C844	2	242 - 658 Leg in Boot Sq	005-436-451	\$157,667	0.028490604	\$7,934.58	\$661.21	PP	
C845	3	241 - 658 Leg in Boot Sq	005-436-478	\$292,333	0.052824901	\$14,711.63	\$1,225.97	PP	
C846	4	244 - 658 Leg in Boot Sq	005-436-494	\$342,667	0.061920311	\$17,244.68	\$1,437.06	PP	
C847	5	246 - 658 Leg in Boot Sq	005-436-508	\$381,333	0.0689073	\$19,190.55	\$1,599.21	\$170.33	\$1,428.88
C848	6	Combined with SL 11 (See Below)	005-436-664	Combined with SL 11	Combined with SL 11	na	na	\$103.50	na
C849	7	249 - 658 Leg in Boot Sq	005-436-559	\$379,000	0.068485725	\$19,073.14	\$1,589.43	PP	
C850	8	341 - 658 Leg in Boot Sq	005-436-575	\$227,667	0.041139682	\$11,457.32	\$954.78	PP	
C851	9	342 - 658 Leg in Boot Sq	005-436-605	\$402,667	0.072762378	\$20,264.18	\$1,688.68	PP	
C852	10	245 - 658 Leg in Boot Sq	005-436-648	\$342,333	0.061859957	\$17,227.87	\$1,435.66	PP	
C853	11	247 - 658 Leg in Boot Sq	005-436-664	\$483,333	0.087338815	\$24,323.69	\$2,026.97	\$121.50	\$1,905.47
C854	12	248 - 658 Leg in Boot Sq	005-436-729	\$320,333	0.057884532	\$16,120.73	\$1,343.39	PP	
C855	13	446 - 658 Leg in Boot Sq	005-436-893	\$235,000	0.042464763	\$11,826.35	\$985.53	\$123.25	
C856	14	444 - 658 Leg in Boot Sq	005-436-940	\$199,333	0.036019696	\$10,031.41	\$835.95	PP	
C857	15	442 - 658 Leg in Boot Sq	005-436-958	\$249,000	0.044994579	\$12,530.90	\$1,044.24	PP	
C858	16	441 - 658 Leg in Boot Sq	005-436-974	\$482,667	0.087218468	\$24,290.17	\$2,024.18	PP	
C859	17	447 - 658 Leg in Boot Sq	005-436-982	\$267,000	0.048247199	\$13,436.75	\$1,119.73	PP	
C860	18	445 - 658 Leg in Boot Sq	005-436-991	\$252,667	0.04565721	\$12,715.44	\$1,059.62	PP	
C861	19	443 - 658 Leg in Boot Sq	005-437-024	\$293,333	0.053005602	\$14,761.95	\$1,230.16	PP	
				\$5,534,000					

VR588

2006 Appraised
Value:

\$403,770

30 UNITS: 19 PREPAID; 11 ON
MONTHLY RENTAL BASIS

PP = Prepaid Rent

File No	Lot	Unit Address	PID	Land Value	SL Land Value/Ttl Land Value	New Annual Rent:	New Mo Rent:	Old Mo Rent:	Increase \$/Mo:
C923	1	698 Millbank	005-525-942	\$576,667	0.057676303	\$23,287.96	\$1,940.66	PP	
C924	2	696 Millbank	005-526-060	\$477,667	0.047774654	\$19,289.97	\$1,607.50	PP	
C925	3	694 Millbank	005-526-078	\$463,000	0.04630771	\$18,697.66	\$1,558.14	PP	
C926	4	692 Millbank	005-526-086	\$483,000	0.048308043	\$19,505.34	\$1,625.44	PP	
C927	5	690 Millbank	005-526-094	\$469,667	0.046974521	\$18,966.90	\$1,580.58	PP	
C928	6	688 Millbank	005-526-108	\$508,333	0.050841765	\$20,528.38	\$1,710.70	PP	
C929	7	686 Millbank	005-526-116	\$503,667	0.050375087	\$20,339.95	\$1,695.00	PP	
C930	8	684 Millbank	005-526-124	\$523,667	0.052375421	\$21,147.62	\$1,762.30	PP	
C931	9	682 Millbank	005-526-132	\$682,667	0.068278068	\$27,568.64	\$2,297.39	PP	
C932	10	315 - 674 Leg in Boot Sq	005-526-141	\$368,333	0.036839434	\$14,874.66	\$1,239.55	\$187.75	\$1,051.80
C933	11	314 - 674 Leg in Boot Sq	005-526-159	\$368,667	0.036872839	\$14,888.15	\$1,240.68	\$190.67	\$1,050.01
C934	12	313 - 674 Leg in Boot Sq	005-526-167	\$353,000	0.035305878	\$14,255.45	\$1,187.95	PP	
C935	13	312 - 674 Leg in Boot Sq	005-526-175	\$352,000	0.035205862	\$14,215.07	\$1,184.59	PP	
C936	14	311 - 674 Leg in Boot Sq	005-526-183	\$319,000	0.031905312	\$12,882.41	\$1,073.53	PP	
C937	15	310 - 673 Market Hill	005-526-191	\$289,000	0.028904813	\$11,670.90	\$972.57	PP	
C938	16	309 - 673 Market Hill	005-526-205	\$224,000	0.02240373	\$9,045.95	\$753.83	PP	
C939	17	308 - 673 Market Hill	005-526-213	\$229,000	0.022903813	\$9,247.87	\$770.66	\$125.17	\$645.49
C940	18	307 - 673 Market Hill	005-526-221	\$229,000	0.022903813	\$9,247.87	\$770.66	PP	
C941	19	306 - 673 Market Hill	005-526-230	\$229,000	0.022903813	\$9,247.87	\$770.66	\$125.17	\$645.49
C942	20	305 - 673 Market Hill	005-526-256	\$229,000	0.022903813	\$9,247.87	\$770.66	PP	
C943	21	304 - 673 Market Hill	005-526-272	\$229,000	0.022903813	\$9,247.87	\$770.66	\$125.17	\$645.49
C944	22	303 - 673 Market Hill	005-526-281	\$229,000	0.022903813	\$9,247.87	\$770.66	\$125.17	\$645.49
C945	23	302 - 673 Market Hill	005-526-311	\$229,000	0.022903813	\$9,247.87	\$770.66	PP	
C946	24	301 - 673 Market Hill	005-526-337	\$165,000	0.016502748	\$6,663.31	\$555.28	\$86.75	\$468.53
C947	25	401 - 673 Market Hill	005-526-361	\$179,000	0.017902981	\$7,228.69	\$602.39	\$91.08	\$511.31
C948	26	501 - 673 Market Hill	005-526-370	\$184,333	0.01843637	\$7,444.05	\$620.34	\$99.42	\$520.92
C949	27	200 - 673 Market Hill	005-526-396	\$169,667	0.016969525	\$6,851.79	\$570.98	\$90.67	\$480.31
C950	28	300 - 673 Market Hill	005-526-418	\$211,333	0.021136819	\$8,534.41	\$711.20	PP	
C951	29	400 - 673 Market Hill	005-526-434	\$218,000	0.02180363	\$8,803.65	\$733.64	PP	
C952	30	500 - 673 Market Hill	005-526-451	\$305,667	0.03057179	\$12,343.97	\$1,028.66	\$192.08	\$836.58
				\$9,998,335					