

# BC Assessment – Commercial Income Detailed Valuation Report

Roll #: [REDACTED]

Location: [REDACTED]

Lot Size (Effective): 51342 Square Feet

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Description: Office

Pred Building Year Built:

Pred Building EffectiveYear: 1995

## Income Valuation

Income ID: 1

Unit	PC	ExTx	Unit Of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
1803 - CLASS A OFFICE	06	00	OFF GLA-Annual	104295	\$35.50	\$3,702,473	7.00%	6.00%	\$3,236,702
1803 - CLASS A OFFICE	06	00	OFF GLA-Annual	2138	\$29.50	\$63,071	7.00%	6.00%	\$55,137
1803 - CLASS A OFFICE	06	00	OFF GLA-Annual	1171	\$16.50	\$19,322	7.00%	6.00%	\$16,891

Total NOI Value: \$3,308,730  
 CAP Rate: 4.75%  
 Income Value: \$69,657,474

Income ID: 2

Unit	PC	ExTx	Unit Of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
2100 - BANK	06	00	RET NLA-Annual	3202	\$33.50	\$107,267	3.00%	5.00%	\$98,847

Total NOI Value: \$98,847  
 CAP Rate: 4.75%  
 Income Value: \$2,080,989

Income ID: 3

Unit	PC	ExTx	Unit Of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
2105 - RETAIL GENERAL	06	00	RET NLA-Annual	368	\$48.00	\$17,664	3.00%	5.00%	\$16,277

Total NOI Value: \$16,277  
 CAP Rate: 4.75%  
 Income Value: \$342,674

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Income ID: 4

Unit	PC	ExTx	Unit Of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
1900 - UNDERGROUND PARKING	06	00	PKG Parking Spaces-Monthly	152	\$85.00	\$155,040	13.00%	6.00%	\$126,792

**Total NOI Value:** \$126,792  
**CAP Rate:** 4.75%  
**Income Value:** \$2,669,305

Income ID: 5

Unit	PC	ExTx	Unit Of Measure	# Units	Rent	Gross Income	Vacancy	Expense	NOI Value
2105 - RETAIL GENERAL	06	00	RET NLA-Annual	1746	\$37.00	\$64,602	3.00%	5.00%	\$59,531

**Total NOI Value:** \$59,531  
**CAP Rate:** 4.75%  
**Income Value:** \$1,253,284

**Subtotal** \$76,003,726

**Excess Land Value** \$2,287,572

**Excess Residential Building Value** \$0

**Legislated Improvement Value**

**Non Assessable Items**

**FF&E** \$0

**Total Market Value** \$78,291,298

## Land Valuation

Card #	Zoning	Adjustments	Dimension	Rate & Adj. Rate	Component Value	Excess Value
1	CD1	Allocation (2.11) Location (5%) Shape - Corner (5%)	51,342.00 Sq.Ft.	\$140.00 \$324.94/Sq.Ft.	\$16,683,069	\$0
2	CD1	Legal Restriction (-40%)	27,233.00 Sq.Ft.	\$140.00 \$84/Sq.Ft.	\$0	\$2,287,572
<b>Total Land Value</b>					\$18,970,641	

## Value Summary

2024 Assessed as of July 1, 2023

Component	PC	ExTx	Value	Override Value	Assessed Value	Total Assessed
Improvement	06	00	\$59,320,657		\$59,320,000	\$59,320,000
Land	02	37	\$2,287,572		\$2,287,000	
	06	00	\$16,683,069		\$16,683,000	\$18,970,000
<b>Total</b>						<b>\$78,290,000</b>

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2023 Assessed as of July 1, 2022

Component	PC	ExTx	Value	Override Value	Assessed Value	Total Assessed
Improvement	06	00	\$77,997,182		\$77,997,000	\$77,997,000
Land	02	37	\$2,614,368		\$2,614,000	
	06	00	\$19,066,365		\$19,066,000	\$21,680,000
					<b>Total</b>	<b>\$99,677,000</b>