

APPRAISAL OF



AN UP AND DOWN DUPLEX

LOCATED AT:

837-39 EAST 15TH AVENUE
VANCOUVER, BC V5T 2S1

FOR:

HEATHER WESENBERG-ORIGINATION MTG
2126 LONG STREET
KELOWNA, BC V1Y 0C6

BORROWER:

WESENBERG

AS OF:

May 15, 2015

BY:

KEN JUE
GATEWAY APPRAISALS

GATEWAY APPRAISAL & CONSULTING GROUP
1263 NANAIMO STREET
VANCOUVER, BC V5L 4T5
PH: (604)677-1188 FAX: (604)677-1189

MAY 24, 2015

HEATHER WESENBERG-ORIGINATION MTG

2126 LONG STREET
KELOWNA, BC V1Y 0C6

Address of Property: 837-39 EAST 15TH AVENUE
VANCOUVER, BC V5T 2S1

Market Value: \$ \$1,350,000

IN ACCORDANCE WITH YOUR INSTRUCTIONS AND AUTHORIZATION, AN INVESTIGATION, ANALYSIS AND APPRAISAL ON THE ABOVE REFERENCED PROPERTY HAS BEEN COMPLETED FOR THE PURPOSE OF ESTIMATING IT'S CURRENT MARKET VALUE.
AFTER CAREFUL CONSIDERATION OF THE AVAILABLE DATA AND ALL FACTORS THAT AFFECT VALUE, THE MARKET VALUE WAS ESTIMATED TO BE AS REFERENCED ABOVE AND IN THE BODY OF THE REPORT. THIS ESTIMATE OF VALUE IS SUBJECT TO THE ASSUMPTIONS AND LIMITING CONDITIONS ATTACHED TO THIS REPORT AND TO WHICH THE READER'S ATTENTION IS SPECIFICALLY DIRECTED.
THE FOLLOWING REPORT PRESENTS THE BASIS OF ALL OPINIONS EXPRESSED HEREIN.

THE INFORMATION CONTAINED HEREIN SHOULD BE SUFFICIENT FOR YOUR PURPOSE. SHOULD YOU REQUIRE ADDITIONAL INFORMATION OR CLARIFICATION AS TO ANY PORTION OF THIS REPORT, PLEASE CONTACT THE WRITER.
ANY USE WHICH A THIRD PARTY MAKES OF THIS REPORT, OR ANY RELIANCE, OR DECISIONS BASED ON IT, ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES. THE AUTHOR OF THIS REPORT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS TAKEN BASED ON THIS REPORT.
THE FOLLOWING REPORT HAS BEEN COMPLETED FOR THE ABOVE REFERENCED CLIENT AND SCOTIABANK AND AS NOTED, IS FOR THEIR INTENDED USE ONLY. THIS REPORT IS NOT TO BE USED FOR ANY OTHER PURPOSES OTHER THAN THE PURPOSE IT WAS ORIGINALLY INTENDED FOR. THIS REPORT IS A CONFIDENTIAL DOCUMENT AND IS NOT TO BE ADDED TO ANY DATA BASES.

THE APPRAISER CERTIFIES THAT WE HAVE NO INTEREST, PRESENT OR CONTEMPLATED IN THE PROPERTY APPRAISED.

YOURS RESPECTFULLY SUBMITTED


KEN JUE

RESIDENTIAL APPRAISAL REPORT

REFERENCE: FILE NO.: KJX505033

CLIENT	CLIENT:	HEATHER WESENBERG-ORIGINATION MTG	APPRAISER	APPRAISER:	KEN JUE			
	ATTENTION:			COMPANY:	GATEWAY APPRAISALS			
	ADDRESS:	2126 LONG STREET		ADDRESS:	1263 NANAIMO STREET			
		KELOWNA, BC V1Y 0C6			VANCOUVER, BC V5L 4T5			
	E-MAIL:	HEATHER@ORIGINATION.CA		E-MAIL:	KEN.GATEWAY@SHAW.CA			
	PHONE:	604-603-9395	FAX:	778-478-9093	PHONE:	604-889-2927	FAX:	604-677-1189

SUBJECT	NAME:	WESENBERG									
	PROPERTY ADDRESS:	837-39 EAST 15TH AVENUE		CITY:	VANCOUVER		PROVINCE:	BC	POSTAL CODE:	V5T 2S1	
	LEGAL DESCRIPTION:	LOT 19, BLOCK 174, DISTRICT LOT 264A, PLAN 1260 PID#009-420-517 ROLL#013-687-212-37-0000									
	PURPOSE OF THE APPRAISAL:	To estimate market value or ☐ Other									
	INTENDED USE OF THE APPRAISAL:	FOR FIRST MORTGAGE LENDING PURPOSES ONLY									
	INTENDED USERS (by name or type):	SCOTIABANK-FOR FIRST MORTGAGE LENDING PURPOSES ONLY									
	REQUESTED BY:	☒ Client above ☐ Other									
	THIS APPRAISAL REPORT REPRESENTS THE FOLLOWING VALUE: (if not current, see comments)	☒ Current ☐ Retrospective ☐ Prospective									
	☐ Update of original report completed on					with an effective date of			File No.		
	PROPERTY RIGHTS APPRAISED:	☒ Fee Simple ☐ Leasehold ☐ Cooperative ☐ Condominium ☐ Strata Maintenance Fee: \$ ☐ See comments									
IS THIS SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING?	☒ No ☐ Yes (if yes, see comments)										
MUNICIPALITY AND DISTRICT:	CITY OF VANCOUVER										
ASSESSMENT:	Land \$ 914,000.00		Imps \$ 143,000.00	Total \$ 1,057,000		Assessment Date:	2015		Taxes \$ 4,956.33	Year 2014	
EXISTING USE:	RESIDENTIAL DUPLEX				OCCUPIED BY:	TENANTS					
HIGHEST AND BEST USE OF SUBJECT PROPERTY:	☒ As improved, or ☐ Other Note: If highest and best use is not the existing use, or not the use reflected in the report, see additional comments.										

NEIGHBOURHOOD	NATURE OF DISTRICT:	☒ Residential ☐ Rural ☐ Commercial ☐ Industrial ☐				AGE RANGE OF PROPERTIES:	NEW		to	110	years
	TREND OF DISTRICT:	☐ Improving ☒ Stable ☐ Transition ☐ Deteriorating ☐				MARKET OVERVIEW:	Supply:	☒ Good ☐ Average ☐ Poor			
	BUILT-UP:	☒ Over 75% ☐ 25 - 75% ☐ Under 25% ☐					Demand:	☒ Good ☐ Average ☐ Poor			
	CONFORMITY	Age:	☐ Newer ☒ Similar ☐ Older ☐			PRICE TRENDS:	☒ Increasing ☐ Stable ☐ Declining				
		Condition:	☐ Superior ☒ Similar ☐ Inferior ☐			PRICE RANGE OF PROPERTIES:	\$ 225000 to \$ 1,950,000				
		Size:	☐ Larger ☒ Similar ☐ Smaller ☐								
	SUMMARY: INCLUDES VALUE TRENDS, MARKET APPEAL, PROXIMITY TO EMPLOYMENT AND AMENITIES, APPARENT ADVERSE INFLUENCES IN THE AREA, IF ANY (e.g. railroad tracks, unkempt properties, major traffic arteries, Hydro facilities, anticipated public or private improvements, commercial/industrial sites, landfill sites, etc.) THE SUBJECT PROPERTY IS LOCATED IN THE ESTABLISHED MOUNT PLEASANT AREA OF VANCOUVER. THE IMMEDIATE NEIGHBOURHOOD IS DEVELOPED PRIMARILY WITH SINGLE FAMILY DWELLINGS OF VARIOUS AGE & PRICE RANGE INTERSPERSED WITH TOWNHOUSE, APARTMENT & HALF DUPLEX UNITS. LOCAL SHOPPING, PROFESSIONAL SERVICES, ENTERTAINMENT FACILITIES AND OTHER AMENITIES ARE LOCATED AT KINGSGATE MALL, 0.8 KM AWAY. SEE ATTACHED ADDENDUM										

SITE	SITE DIMENSION:	33 X 116.12 EFF			UTILITIES:	☒ Telephone ☒ Sanitary Sewer ☐ Septic System ☒ Municipal Water ☐ Well					
	SITE AREA:	3832 SF Source: MUNICIPAL HALL				☒ Natural Gas ☒ Storm Sewer ☐ Open Ditch ☐					
	TOPOGRAPHY:	SLOPING GENTLY UP FRONT TO BACK AND EAST TO WEST			FEATURES:	☒ Paved Road ☒ Sidewalk ☒ Street Lights ☐ Gravel Road ☒ Curbs					
	CONFIGURATION:	SLIGHTLY IRREGULAR				☒ Cablevision ☒ Lane ☐					
	ZONING:	RT-5 SINGLE TWO FAMILY RESIDENTIAL			ELECTRICAL:	☒ Overhead ☐ Underground ☐					
					DRIVEWAY:	☐ Private ☐ Mutual ☒ None ☐ Single ☐ Double					
					Surface:						
	DOES EXISTING USE CONFORM TO ZONING?	☒ YES ☐ NO (see comments)			PARKING:	☐ Garage ☐ Carport ☐ Driveway ☐ Street OPEN					
	EASEMENTS:	☐ Utility ☐ Access ☐ Other N/D			LANDSCAPING:	☒ Good ☐ Average ☐ Fair ☐ Poor					
					CURB APPEAL:	☒ Good ☒ Average ☐ Fair ☐ Poor					

COMMENTS: (includes any positive and negative features such as conformity with zoning, effects of known easements, known restrictions on title, such as judgements or liens, effect of assemblage, any known documentation of environmental contamination, etc.) THE SUBJECT SITE IS A SLIGHTLY IRREGULAR SHAPED MUNICIPAL LOT LOCATED ON THE NORTH SIDE OF EAST 15TH AVENUE BETWEEN PRINCE ALBERT AND ST. CATHERINES STREETS. THE SITE SLOPES GENTLY UP FROM THE STREET TO THE REAR BOUNDARY AND FROM EAST TO WEST. MOST URBAN SERVICES ARE AVAILABLE. A REAR LANE PROVIDES ACCESS TO AN OPEN ON-SITE PARKING STALL. LANDSCAPING CONSISTS OF LAWN, SHRUBS & TREES AND IS ADEQUATELY MAINTAINED. THE REAR YARD IS PARTIALLY HEDGED FOR PRIVACY AND SECURITY.
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IMPROVEMENTS	CONSTRUCTION COMPLETE: YES		PERCENTAGE COMPLETE: 100%				
	YEAR BUILT (estimated): 1911		EFFECTIVE AGE: 35 years		REMAINING ECONOMIC LIFE (estimated): 35 years		
	FLOOR AREA ☐ Sq. M. ☒ Sq. Ft.	BUILDING TYPE:	DUPLEX-UP & DOWN		ROOFING: ASPHALT SHINGLE		
	MAIN 897	DESIGN/STYLE:	2 STOREY		Condition: ☒ Good ☐ Average ☐ Fair ☐ Poor		
	SECOND 745	CONSTRUCTION:	WOOD FRAME		EXTERIOR FINISH: VINYL SIDING		
	THIRD	BASEMENT:	FULL BASEMENT		Condition: ☒ Good ☐ Average ☐ Fair ☐ Poor		
	FOURTH	BASEMENT AREA:	891 ☐ Sq. M. ☒ Sq. Ft. 100% Finished				
	TOTAL 1,642	WINDOWS:	ALUMINUM DOUBLE/SINGLE GLAZED				
	Source: MEASUREMENT	FOUNDATION WALLS:	CONCRETE		UFFI APPARENT: ☐ Yes ☒ No ☐ Removed		
	BEDROOMS(#)	BATHROOMS(#)	INTERIOR FINISH	Walls	Ceilings	CLOSETS:	☒ Good ☐ Average ☐ Fair ☐ Poor
	4 Large	2-piece X Good	Drywall	☒	☒	INSULATION:	☐ Ceiling ☐ Walls ☐ Basement ☐ Crawl Space
	Average	3-piece Average	Plaster	☐	☐	Source: UNKNOWN	
	Small	4-piece Fair	Panelling	☐	☐	PLUMBING LINES: COPPER/PLASTIC	
		5-piece Poor		☐	☐	FLOOR PLAN:	☒ Good ☐ Average ☐ Fair ☐ Poor
							BUILT-INS/EXTRAS:
						☐ Oven ☐ Air Cleaner ☐ Sauna ☐ Garage Opener ☒ Dishwasher	
						☐ Vacuum ☐ Solarium ☐ Security System ☐ Stove ☐ Whirlpool	
						☐ Skylights ☐ HR Ventilator ☐	
						OVERALL IN. COND: ☒ Good ☐ Average ☐ Fair ☐ Poor	

BASEMENT FINISHES, UTILITY: THE WALKOUT FULL BASEMENT IS DEVELOPED WITH 2 IN-LAW SUITES EACH CONSISTING OF A LIVING ROOM, KITCHEN WITH AN EATING AREA, SMALL SLEEPING AREA & 4 PC BATHROOM. SEE ATTACHED ADDENDUM	
GARAGES/CARPORTS: 1 OPEN PARKING STALL	
DECKS, PATIOS, OTHER IMPROVEMENTS: FRONT & REAR PORCH, STORAGE & LAUNDRY SHED, LANDSCAPING, FENCING.	
COMMENTS: (Building, appearance, quality, condition, services, extras, anticipated public or private improvements, etc.) THE SUBJECT PROPERTY IS A 104 YR OLD 2 STOREY UP & DOWN DUPLEX CONSISTING OF A LIVING ROOM, GALLEY KITCHEN WITH AN EATING AREA, 2 BEDROOMS, 4 PC BATHROOM & 2 ENTRY AREAS ON THE MAIN FLOOR. THE UPPER LEVEL CONTAINS A LIVING ROOM, GALLEY KITCHEN WITH AN EATING AREA, 2 BEDROOMS AND 4 PC BATHROOM. FEATURES INCLUDE UPDATED KITCHENS & BATHROOMS, LAMINATE FLOORS & THERMO WINDOWS. THE HOME IS OF STANDARD CONSTRUCTION & IS ADEQUATELY MAINTAINED.	

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: KJX505033

ROOM ALLOCATION	LEVEL:	MAIN	SECOND	THIRD		BASEMENT	COST APPROACH	SOURCE OF COST DATA: ☐ MANUAL ☐ CONTRACTOR ☒ OTHER		
	ENTRANCE	2				1		LAND VALUE: 33 X 116.12 = 3832 SF	\$	1,050,000
	LIVING	1	1			2		BUILDING	COST NEW	DEPRECIATED COST
	DINING							COST 1,642 @ \$ 200	\$ 328,400	\$
	KITCHEN	1	1			2		GARAGE NONE-PARKING PAD	\$	\$
	FULL BATH	1	1			2		BASEMENT FINISH FB, 891 SF		
	PART BATH								\$ 45,000	\$
	BEDROOM	2	2			2		OTHER EXTRAS PORCHES,	\$	\$
	FAMILY							LANDSCAPING, FENCING,	\$	\$
	LAUNDRY					1		LAUNDRY+STORAGE SHEDS, ETC	\$ 20,000	\$
	OTHER								\$	\$
									\$	\$
								TOTAL REPLACEMENT COST	\$ 393,400	
								LESS: ACCRUED DEPRECIATION 50%	\$ 196,700	\$ 196,700
								INDICATED VALUE	\$ 1,246,700	
								VALUE BY THE COST APPROACH (rounded)	\$ 1,246,700	
TOTAL ROOMS							4	4		

NOTE: The construction cost estimates contained herein were not prepared for insurance purposes and are invalid for that use. The Cost Approach is not applicable when appraising individual strata/condominium type dwelling units.

RESIDENTIAL APPRAISAL REPORT

FILE NO.: KJX505033

DEFINITION OF HIGHEST AND BEST USE: The reasonably probable and legal use of the property, that is physically possible, appropriately supported, and financially feasible, and that results in the highest value.

SEE ATTACHED ADDENDUM

Other:

An extraordinary assumption or limiting condition has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum.

A hypothetical condition has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum.

A jurisdictional exception has been invoked in this appraisal report. ☐ YES ☒ NO If yes, see attached addendum.

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial and unbiased professional analyses, opinions and conclusions.
3. I have no past, present or prospective interest or bias with respect to the property that is the subject of this report and no personal interest or bias with respect to the parties involved with this assignment, except as specified herein.
4. My engagement in this assignment is not contingent upon developing or reporting a predetermined result, upon the amount of value estimate, upon a direction in value that favours the cause of the client, upon the attainment of a stipulated result or the occurrence of a subsequent event.
5. My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the Canadian Uniform Standards of Professional Appraisal Practice.
6. I have the knowledge and experience to complete this assignment competently. Except as herein disclosed, no other person has provided me with significant professional assistance in the completion of this appraisal assignment.
7. The Appraisal Institute of Canada has a mandatory Continuing Professional Development Program for all members. As at the date of this report, the requirements of this program have been fulfilled.

ADDRESS: 837-39 EAST 15TH AVENUE CITY: VANCOUVER PROVINCE: BC POSTAL CODE: V5T 2S1

LEGAL DESCRIPTION: LOT 19, BLOCK 174, DISTRICT LOT 264A, PLAN 1260 PID#009-420-517 ROLL#013-687-212-37-0000

AS A RESULT OF MY APPRAISAL AND ANALYSIS OF ALL APPLICABLE DATA AND RELEVANT FACTORS, IT IS MY CONCLUSION THAT THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY

AS AT MAY 15, 2015 (Effective Date of the Appraisal) IS \$ 1,350,000

SUPERVISORY APPRAISER (if applicable)

SIGNATURE:

NAME: KEN JUE

DESIGNATION:

DATE SIGNED: MAY 24, 2015

DATE OF INSPECTION: MAY 15, 2015

LICENSE INFO: (where applicable)

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

ATTACHMENTS:

☐ ADDITIONAL SALES ☐ EXTRAORDINARY ITEMS ADDENDUM ☒ NARRATIVE ADDENDUM ☒ PHOTO ADDENDUM ☒ SKETCH ADDENDUM

☐	☐	☐	☐
☒ MAP ADDENDUM	☒ SCHEDULE A	☐	☐

SIGNATURE:

NAME: LEONARD BOUDVILLE

DESIGNATION: CRA

DATE SIGNED: MAY 24, 2015

DATE OF INSPECTION: DID NOT INSPECT

LICENSE INFO: (where applicable) _____

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

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Gateway Appraisal & Consulting Group, Inc.

ADDENDUM

Borrower: WESENBERG		File No.: KJX505033
Property Address: 837-39 EAST 15TH AVENUE		Case No.:
City: VANCOUVER	Province: BC	Postal Code: V5T 2S1
Lender: HEATHER WESENBERG-ORIGINATION MTG		

Neighbourhood Summary Comments

THE SUBJECT PROPERTY IS LOCATED IN THE ESTABLISHED MOUNT PLEASANT AREA OF VANCOUVER. THE IMMEDIATE NEIGHBOURHOOD IS DEVELOPED PRIMARILY WITH SINGLE FAMILY DWELLINGS OF VARIOUS AGE & PRICE RANGE INTERSPERSED WITH TOWNHOUSE, APARTMENT & HALF DUPLEX UNITS. LOCAL SHOPPING, PROFESSIONAL SERVICES, ENTERTAINMENT FACILITIES AND OTHER AMENITIES ARE LOCATED AT KINGSGATE MALL, 0.8 KM AWAY. PUBLIC TRANSIT AND SCHOOLS ARE SITUATED NEARBY AND ARE WITHIN WALKING DISTANCE. DICKENS ELEMENTARY & CHARLES TUPPER SECONDARY SCHOOL PROVIDE EDUCATIONAL SERVICES TO THE IMMEDIATE AREA.

Basement Finished, Utility

THE WALKOUT FULL BASEMENT IS DEVELOPED WITH 2 IN-LAW SUITES EACH CONSISTING OF A LIVING ROOM, KITCHEN WITH AN EATING AREA, SMALL SLEEPING AREA & 4 PC BATHROOM. A COMMON ENTRY AREA PROVIDE ACCESS TO EACH UNIT. A LAUNDRY SHED WITH COIN OPERATED MACHINES IS SITUATED AT THE REAR OF THE BASEMENT.

Scope of Appraisal

IN THE PROCESS OF PREPARING THIS REPORT, WE:

- * INSPECTED THE SUBJECT PROPERTY;
- * CONFIRMED CURRENT ZONING STATUS;
- * ESTIMATED THE HIGHEST AND BEST USE OF THE PROPERTY;
- * CONDUCTED MARKET RESEARCH INTO ASKING PRICES FOR SIMILAR INDEX PROPERTIES;
- * ASCERTAINED SALE PRICES FOR INDEX PROPERTIES; AND
- * EXAMINED MARKET CONDITIONS AND ANALYZED THEIR POTENTIAL EFFECT ON THE PROPERTY.

AFTER ANALYZING THE DATA, WE ESTIMATED THE PROPERTY’S MARKET VALUE USING AN APPROPRIATE TECHNIQUE SUCH AS A COST APPROACH, DIRECT APPROACH AND/OR CAPITALIZATION OF PROJECTED NET INCOME AS REQUIRED.

THE SOURCES OF DATA PRESENTED IN THIS REPORT INCLUDE, BUT ARE NOT LIMITED TO THE LOCAL CITY/MUNICIPAL HALL, REAL ESTATE BOARD OF GREATER VANCOUVER, FRASER VALLEY REAL ESTATE BOARD, RECORD DATA OF THE APPRAISER, OTHER APPRAISERS, REALTORS AND PERSONS KNOWLEDGEABLE OF THE SUBJECT AND MARKETPLACE. IN THE PROCESS OF PREPARING THIS APPRAISAL WE INSPECTED THE SUBJECT PROPERTY, INTERVIEWED THE OWNER OR REPRESENTATIVE OF THE OWNER, CONFIRMED CURRENT LAND USE CLASSIFICATION AND PLANNING STATUS, ESTIMATED THE HIGHEST AND BEST USE OF THE PROPERTY AND EXAMINED MARKET CONDITIONS AND ANALYZED THEIR POTENTIAL EFFECT ON THE PROPERTY.

INFORMATION FOR THIS REPORT WAS GATHERED FROM PUBLIC RECORDS, LOCAL REAL ESTATE BOARD RECORDS, AND A SELECTION OF COMPARABLE SALES WITHIN THE SUBJECT MARKET AREA.

A SEARCH OF MLS HAS BEEN MADE FOR SALES AND LISTINGS INVOLVING THE SUBJECT PROPERTY DURING THE THREE YEARS, HOWEVER, NO FURTHER INVESTIGATION OF SALES HISTORY HAS BEEN PERFORMED. NO SALES OR OFFERS TO PURCHASE HAVE BEEN ENTERTAINED OVER THE PAST 36 MONTHS OTHER THAN DESCRIBED ON PAGE 2. ALL COMPARABLE SALES HAVE BEEN OBTAINED FROM MLS AND HAVE BEEN ANALYZED FOR LOCATION, CURB APPEAL AND GENERAL CONDITION.

THIS REPORT INVOKES THE DEPARTURE PROVISION OF THE CANADIAN APPRAISAL STANDARDS OF PROFESSIONAL APPRAISAL PRACTICE (CANPAP). SPECIFIC GUIDELINE 1-2 C HAS NOT BEEN PERFORMED. IT IS BEYOND THE MANDATE OF THIS REPORT TO ANALYZE ANY TITLE ENCUMBRANCES OR EASEMENTS WHICH MAY EXIST. SUCH ANALYSIS WOULD LIKELY REQUIRE LEGAL INTERPRETATION AND WOULD NECESSITATE IN-DEPTH RESEARCH INTO ALL MARKET DATA CONSIDERED FOR COMPARISON. FURTHER INVESTIGATION OF THIS NATURE SHOULD BE CONSIDERED BY ANY PARTY RELYING ON THIS REPORT.

AFTER ANALYZING THE DATA, WE ESTIMATED THE PROPERTY’S MARKET VALUE USING THE TECHNIQUES OF DIRECT COMPARISON AND IN SOME INSTANCES BY THE COST APPROACH.

GATEWAY APPRAISAL & CONSULTING GROUP

Client Reference No:

ATTACHED

File No: KJX505033

CLIENT: HEATHER WESENBERG-ORIGINATI	Income Approach, Duplex, Triplexes & above DUPLEX Property Civic Address 837-39 EAST 15TH AVENUE VANCOUVER, BC V5T 2S1	APPRAISER KEN JUE
ADDRESS: 2126 LONG STREET, KELOWNA, BC V1Y 0C6		ADDRESS: 1263 NANAIMO STREET
VANCOUVER, BC V6H 3V3		VANCOUVER, BC V5L 4T5
TEL: (604) 603-9395		TEL: (604) 889-2927

SERVICES & AMENITIES INCLUDED IN RENT

YES	NO	YES	NO	UNITS	YES	NO	BROADLOOM: Units YES NO Public X Areas X
Electricity	X	Stove	X	4	Pool	X	
Hot Water	X	Refrigerator	X	4	Sauna	X	
Water Tax	X	Dishwasher	X	1	Exercise Room	X	
Heating	X	Parking	X	STREET	Other (attached)	X	

SQ. FT.			or SQ. M.			INCOME		LEASES VERIFIED		YES	NO
FLOOR	NO. OF UNITS	NO. OF BRS	NET FLOOR AREA	MONTHLY RENT - PER UNIT		ANNUAL SQ.M. OR FT.	TOTAL MONTHLY	TOTAL ANNUALLY			
				ACTUAL	ECONOMIC						
MAIN	1	2	897	\$	1,550	\$ 20.74	\$ 1,550	\$ 18,600			
2ND	1	2	745		1,350	21.74	1,350	16,200			
BSMT	1	1	425		800	22.56	800	9,600			
BSMT	1	1	425		800	22.56	800	9,600			
							TOTAL	\$	54,000		
LAUNDRY			4	UNITS x \$			x 12 MONTHS =			\$	0
OTHER:								\$			
GROSS INCOME								\$ 54,000			
LESS: VACANCY AND BAD DEBT							3 %		\$ 1,620		
BALANCE:								\$ 52,380			
PLUS PARKING:			MONTHLY			TOTAL		OCCUPANCY			
INTERIOR:			SPACES AT \$			PER SPACE \$		x		% \$	
EXTERIOR:			SPACES AT \$			PER SPACE \$		x		% \$	
EFFECTIVE GROSS INCOME								\$ 52,380			

EXPENSES

DESCRIPTION	ANNUAL AMOUNT			% OF GROSS INCOME	
	TOTAL	PER UNIT	SQ. M. OR FT.		
TAXES: MUNICIPAL	\$ 4,957	\$ 1,239	\$ 2	9.46	
SCHOOL		0	0	0.00	
OTHER		0	0	0.00	
INSURANCE	1,100	275	0	2.10	
HEATING		0	0	0.00	
WATER		0	0	0.00	
ELECTRICITY		0	0	0.00	
JANITOR		0	0	0.00	
REPAIRS & MAINTENANCE	2,000	500	1	3.82	
PAINTING & DECORATING		0	0	0.00	
RESERVE		0	0	0.00	
ELEVATORS		0	0	0.00	
MANAGEMENT		0	0	0.00	
MISCELLANEOUS	1,000	250	0	1.91	
TOTAL EXPENSES	\$ 9,057	\$ 2,264	\$ 4		\$ 9,057
NET INCOME					\$ 43,323

CAPITALIZATION

MORTGAGE RATE	%	% x	(Annual Factor)	=		
EQUITY	%	% x		=		
AMORTIZATION	YRS.					
TERMS	YRS.					
MORTGAGE RATIO	%	NET INCOME \$	CAPITALIZATION RATE			\$
VALUE INDICATED BY INCOME APPROACH (ROUNDED)						\$

COMMENTS ON INCOME APPROACH

Client Reference No.:

File No.: KJX505033

CLIENT: HEATHER WESENBERG-		ADDRESS OF PROPERTY
ORIGINATION MTG		837-39 EAST 15TH AVENUE
ADDRESS: 2126 LONG STREET		CITY VANCOUVER
KELOWNA, BC V1Y 0C6		PROVINCE BC POSTAL CODE V5T 2S1
TEL: (604) 603-9395		

ENVIRONMENTAL ADDENDUM

THE APPRAISER IS NOT QUALIFIED TO COMMENT ON ENVIRONMENTAL ISSUES THAT MAY AFFECT THE MARKET VALUE OF THE PROPERTY APPRAISED, INCLUDING BUT NOT LIMITED TO POLLUTION OR CONTAMINATION OF LAND, BUILDINGS, WATER, GROUND WATER OR AIR. UNLESS EXPRESSLY STATED, THE PROPERTY IS ASSUMED TO BE FREE & CLEAR OF POLLUTANTS & CONTAMINANTS, INCLUDING BUT NOT LIMITED TO MOULDS OR MILDEWS OR THE CONDITIONS THAT MAY GIVE RISE TO EITHER & IN COMPLIANCE WITH ALL REGULATORY ENVIRONMENTAL REQUIREMENTS, GOVERNMENT OR OTHERWISE & FREE OF ANY ENVIRONMENTAL CONDITION, PAST PRESENT OR FUTURE THAT MIGHT AFFECT THE MARKET VALUE OF THE PROPERTY APPRAISED. IF THE PARTY RELYING ON THIS REPORT REQUIRES INFORMATION ABOUT ENVIRONMENTAL ISSUES THEN THAT PARTY IS CAUTIONED TO RETAIN AN EXPERT QUALIFIED IN SUCH ISSUES. WE EXPRESSLY DENY ANY LEGAL LIABILITY RELATING TO THE EFFECT OF ENVIRONMENTAL ISSUES ON THE MARKET VALUE OF THE PROPERTY APPRAISED.

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: WESENBERG		File No.: KJX505033
Property Address: 837-39 EAST 15TH AVENUE		Case No.:
City: VANCOUVER	Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORINATION MTG		



FRONT VIEW OF
SUBJECT PROPERTY

Appraised Date: May 15, 2015
Appraised Value: \$ 1,350,000



REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORIGINATION MTG			



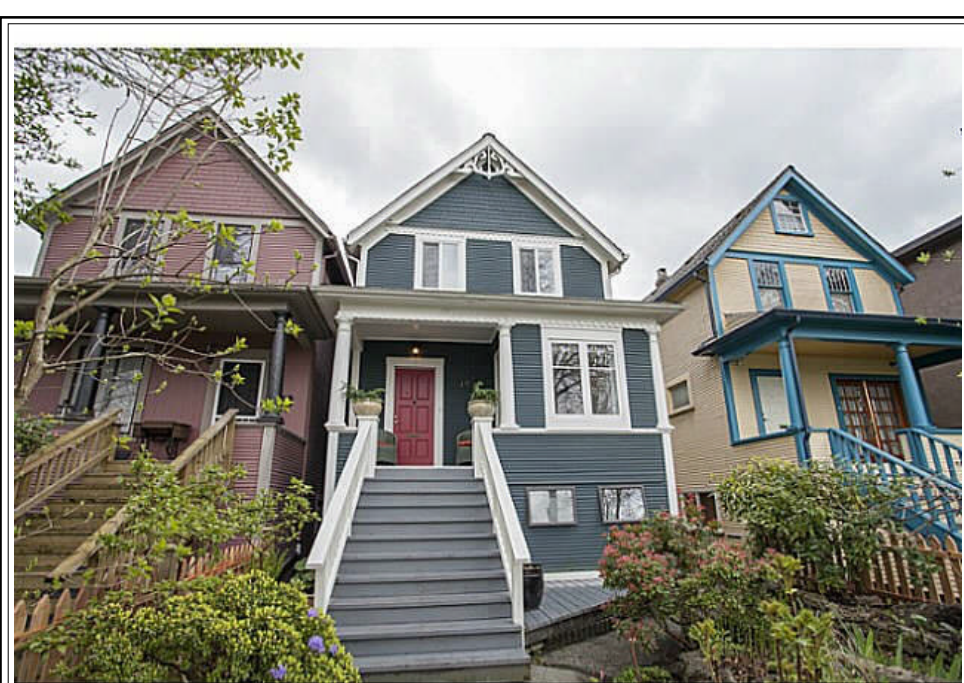
COMPARABLE SALE #1

1416 COTTON DRIVE
VANCOUVER
Sale Date: 04/28/15
Sale Price: \$ 1,375,000



COMPARABLE SALE #2

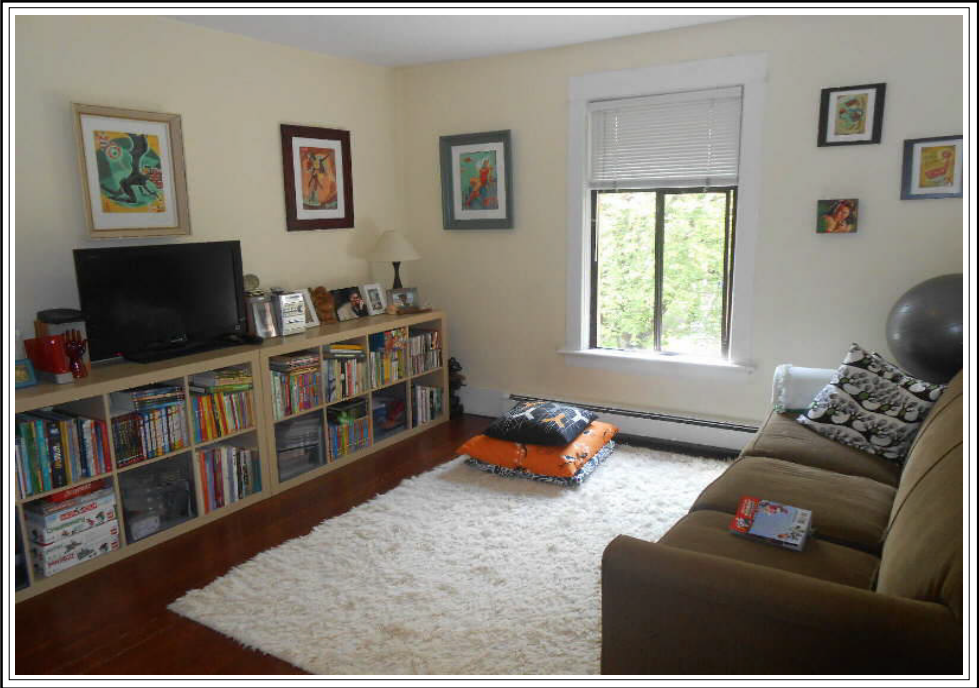
2720 WINDSOR STREET
VANCOUVER
Sale Date: 04/13/15
Sale Price: \$ 1,103,000



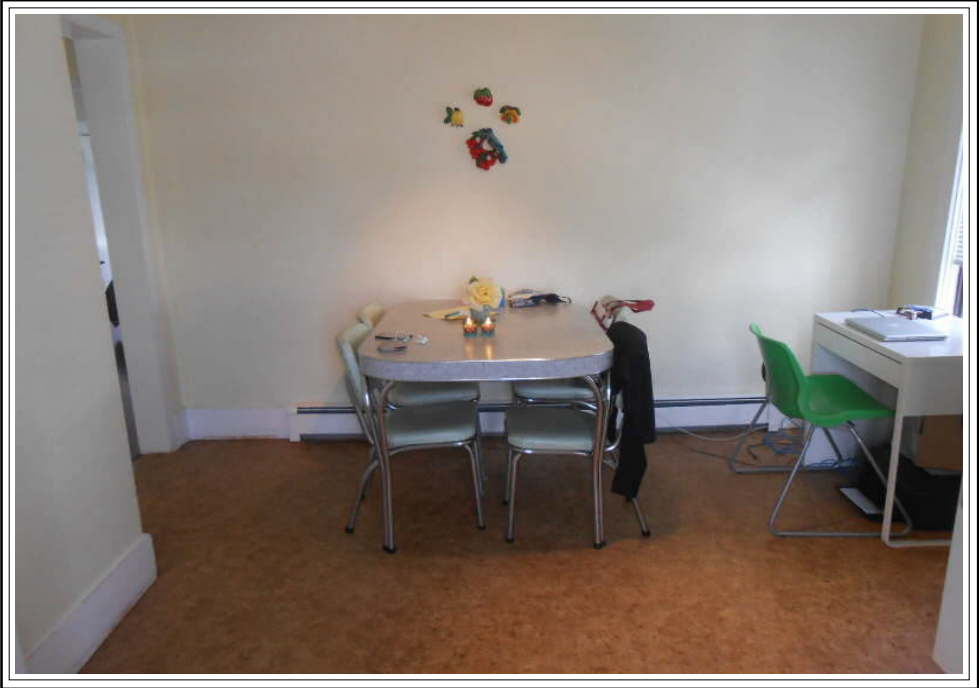
COMPARABLE SALE #3

462 EAST 8TH AVENUE
VANCOUVER
Sale Date: 04/14/15
Sale Price: \$ 1,200,000

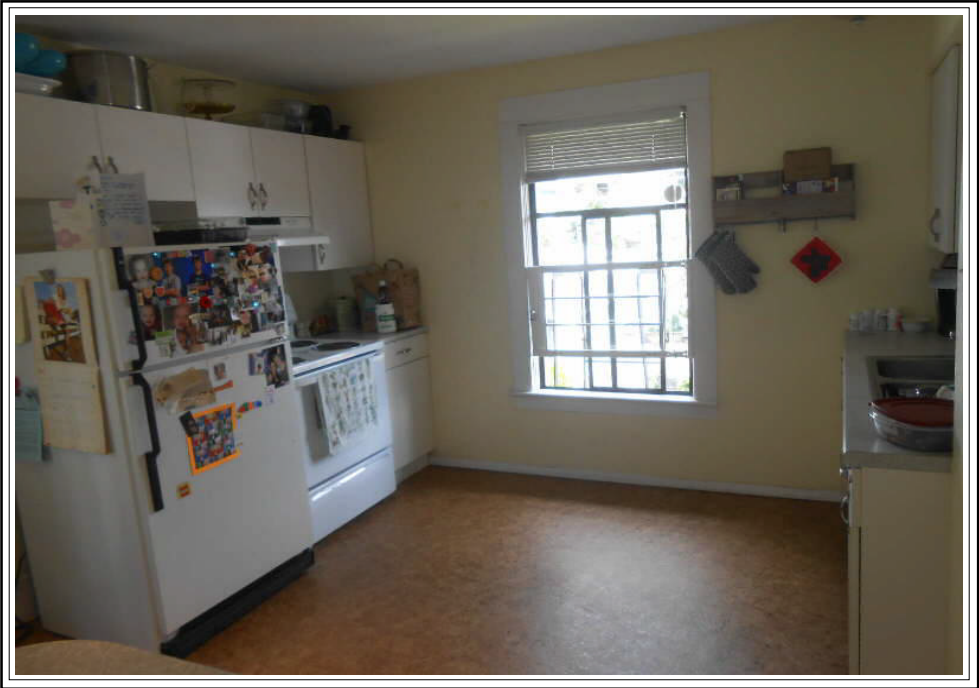
GATEWAY APPRAISALS			
Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORIGINATION MTG			



LIVING ROOM-UPPER UNIT

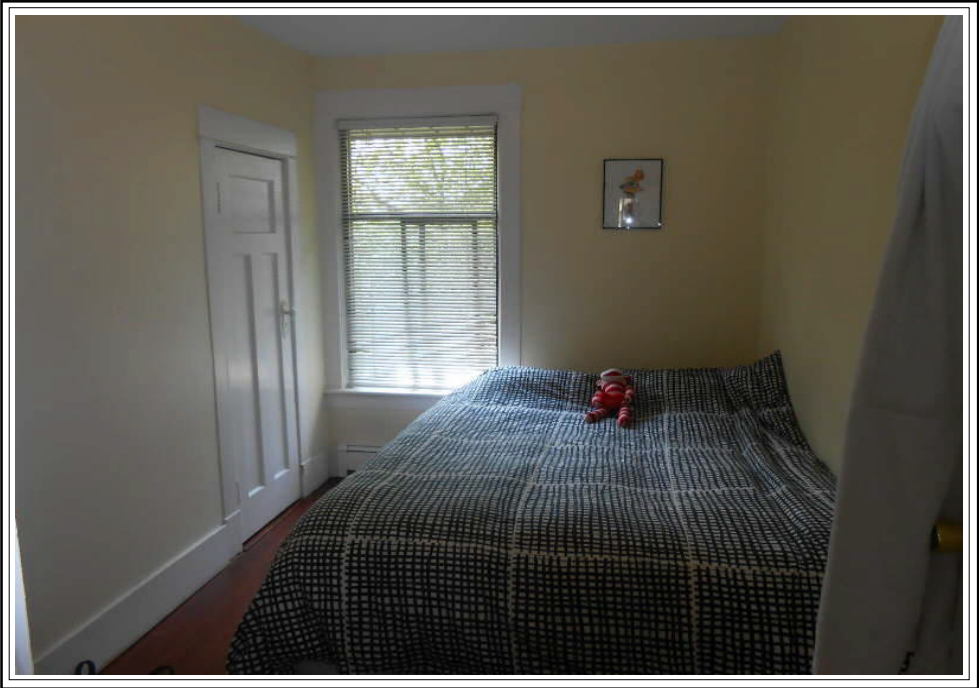


EATING AREA-UPPER UNIT

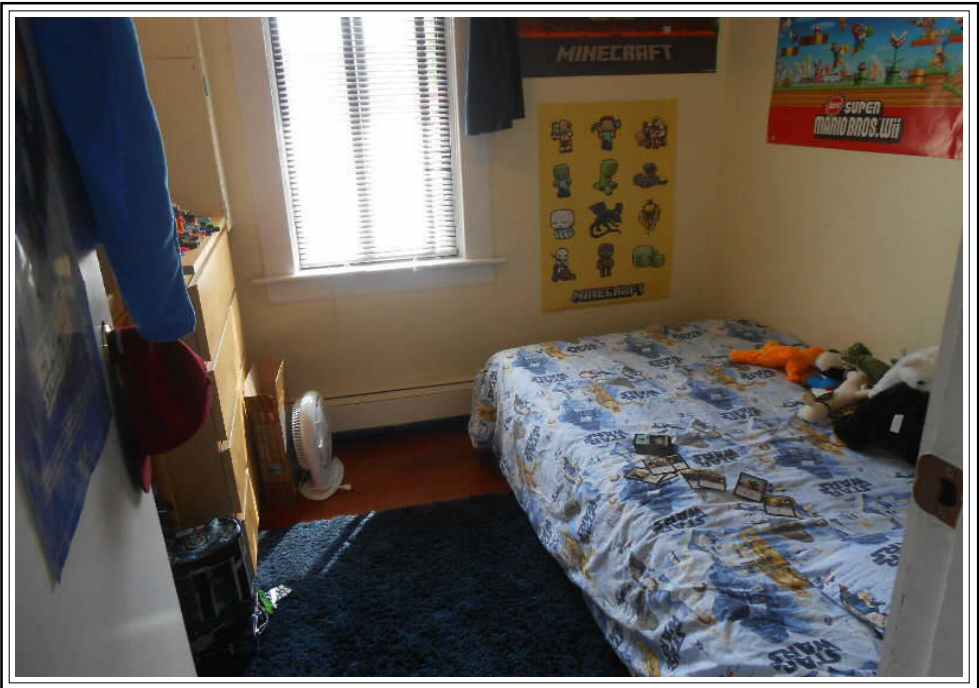


KITCHEN-UPPER UNIT

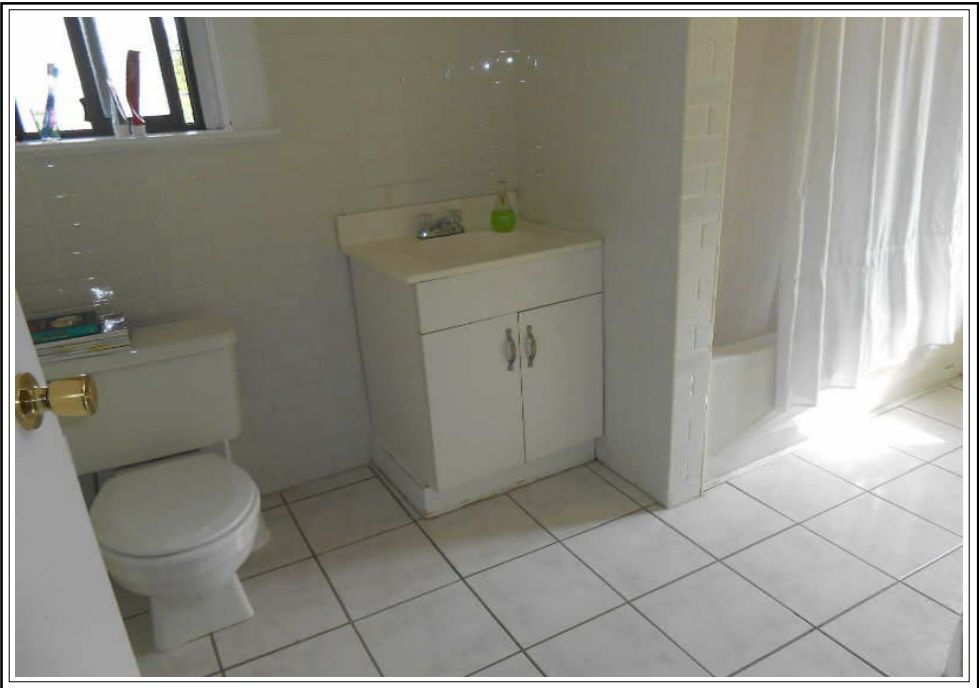
GATEWAY APPRAISALS			
Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORINATION MTG			



BEDROOM-UPPER UNIT

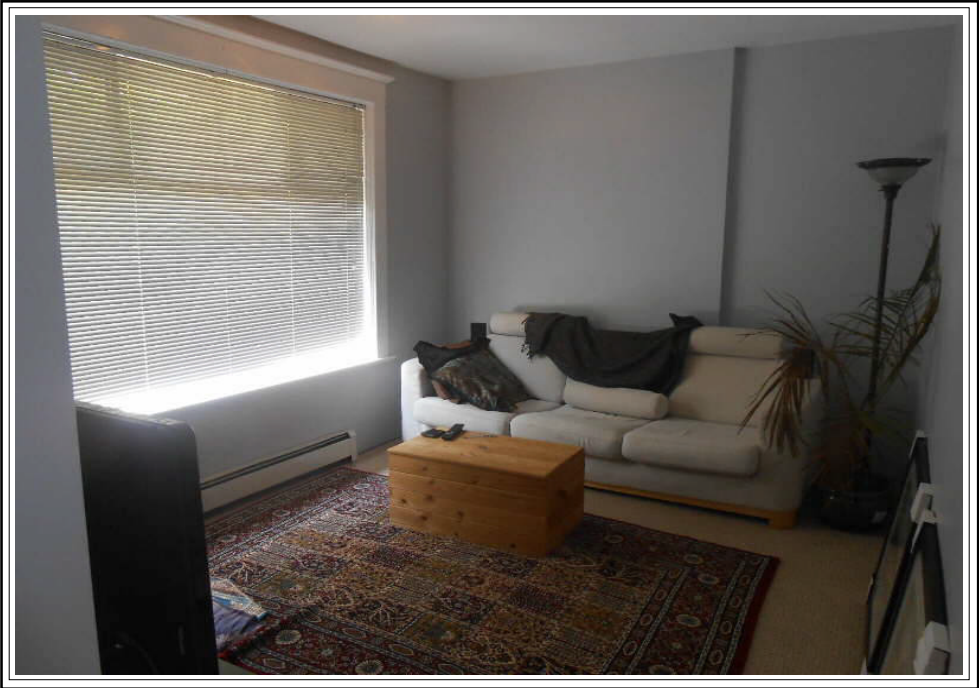


BEDROOM-UPPER UNIT

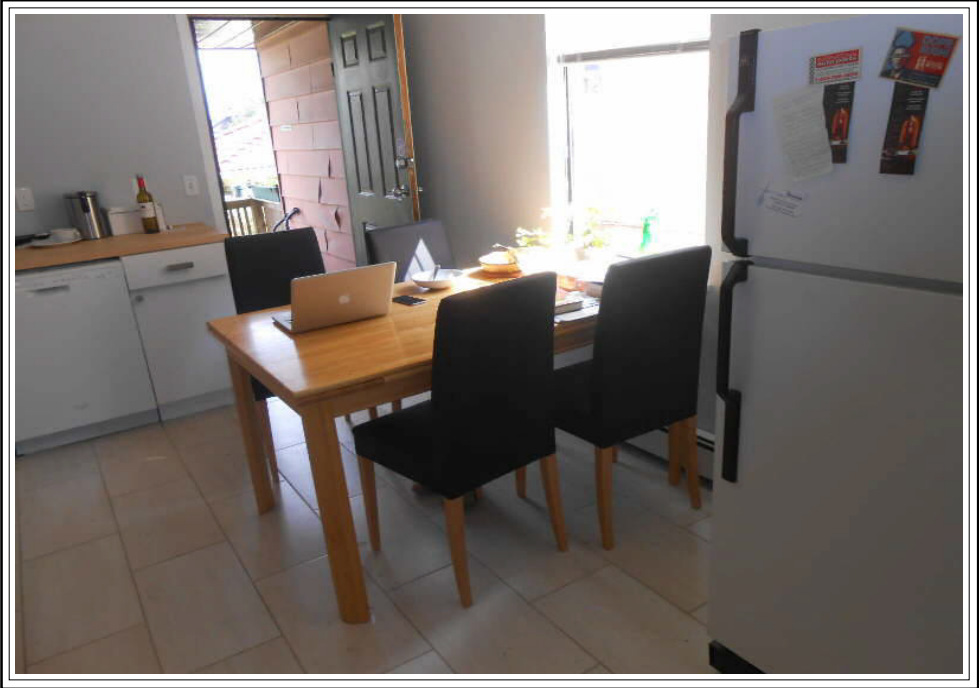


BATHROOM-UPPER UNIT

GATEWAY APPRAISALS			
Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORINATION MTG			



LIVING ROOM-MAIN FLOOR UNIT



EATING AREA-MAIN FLOOR UNIT

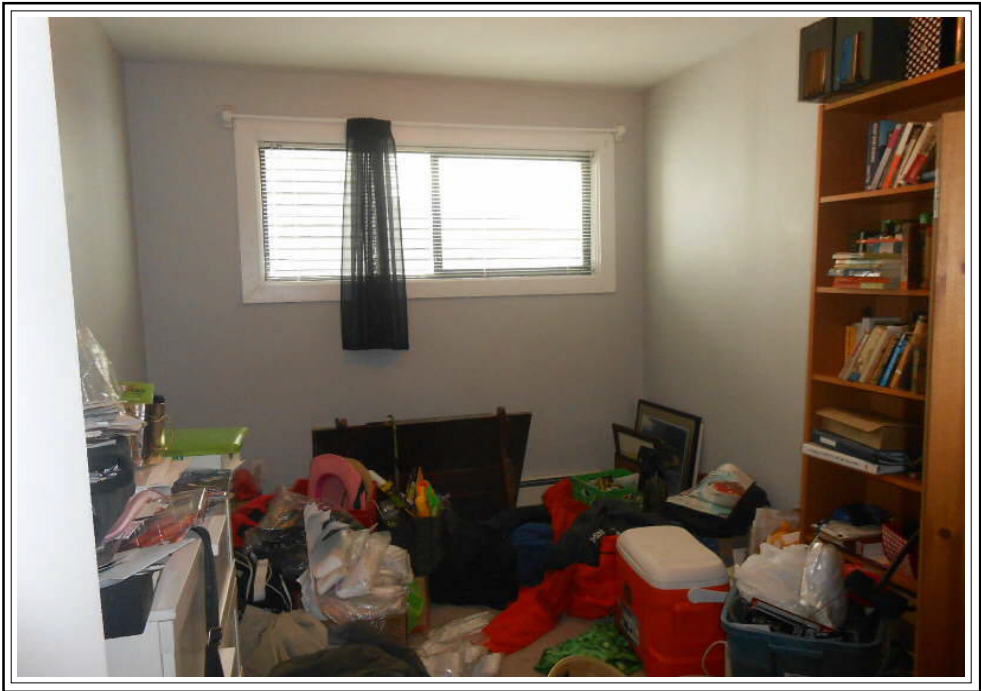


KITCHEN-MAIN FLOOR UNIT

Borrower: WESENBERG		File No.: KJX505033
Property Address: 837-39 EAST 15TH AVENUE		Case No.:
City: VANCOUVER	Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORIGINATION MTG		



BEDROOM-MAIN FLOOR UNIT

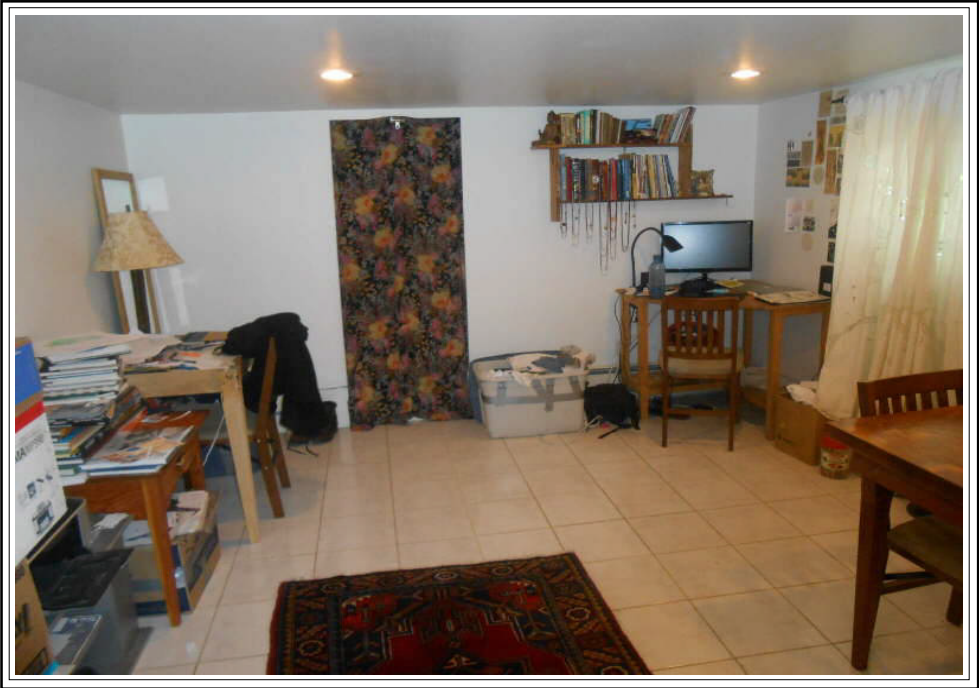


BEDROOM-MAIN FLOOR UNIT



BATHROOM-MAIN FLOOR UNIT

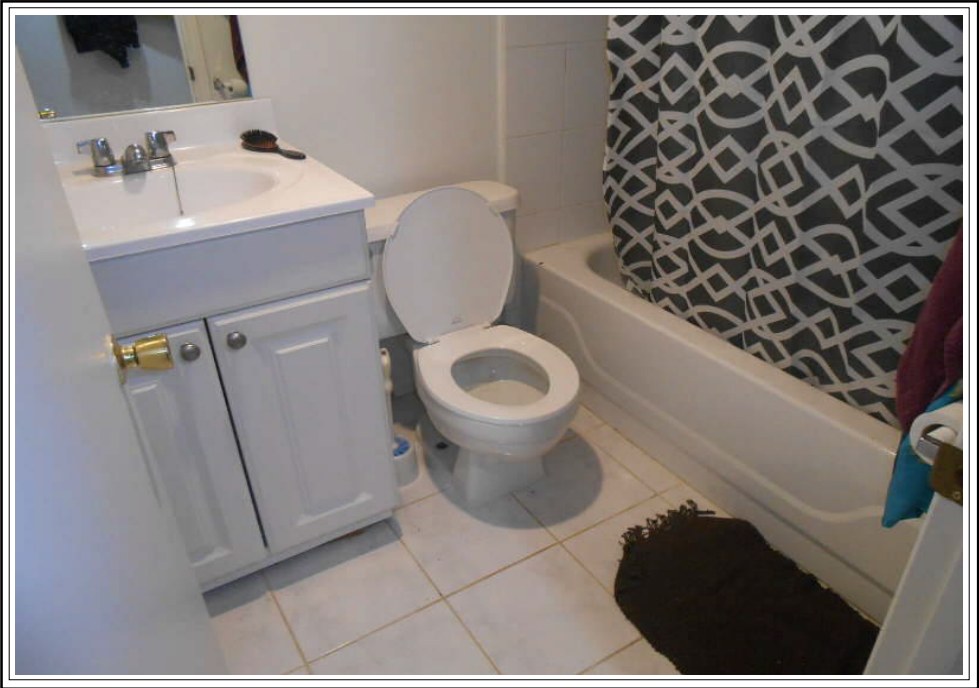
GATEWAY APPRAISALS			
Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORINATION MTG			



LIVING AREA-BSMT UNIT 1

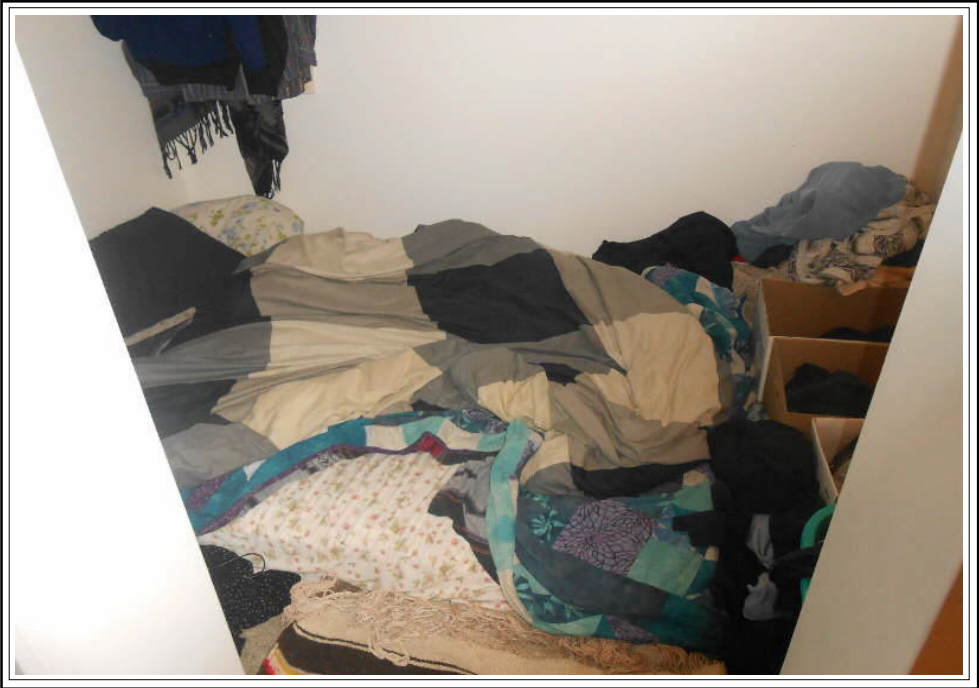


KITCHEN-BSMT UNIT 1



BATHROOM-BSMT UNIT 1

GATEWAY APPRAISALS			
Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORINATION MTG			



SLEEPING AREA-BSMT UNIT 1



LIVING AREA-BSMT UNIT 2



KITCHEN-BSMT UNIT 2

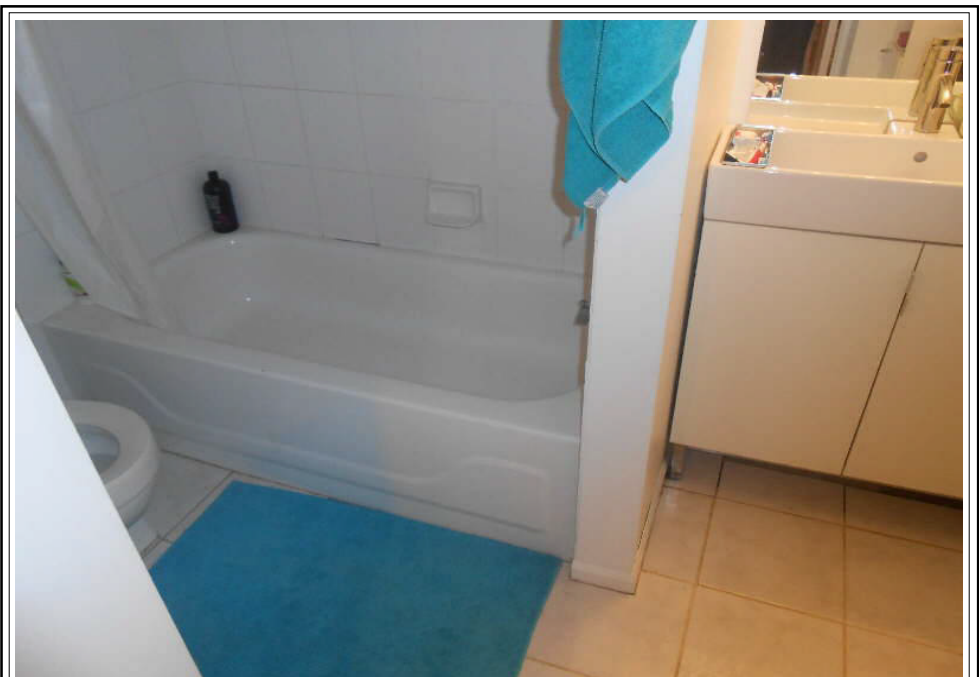
GATEWAY APPRAISALS			
Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORINATION MTG			



EATING AREA-BSMT UNIT 2



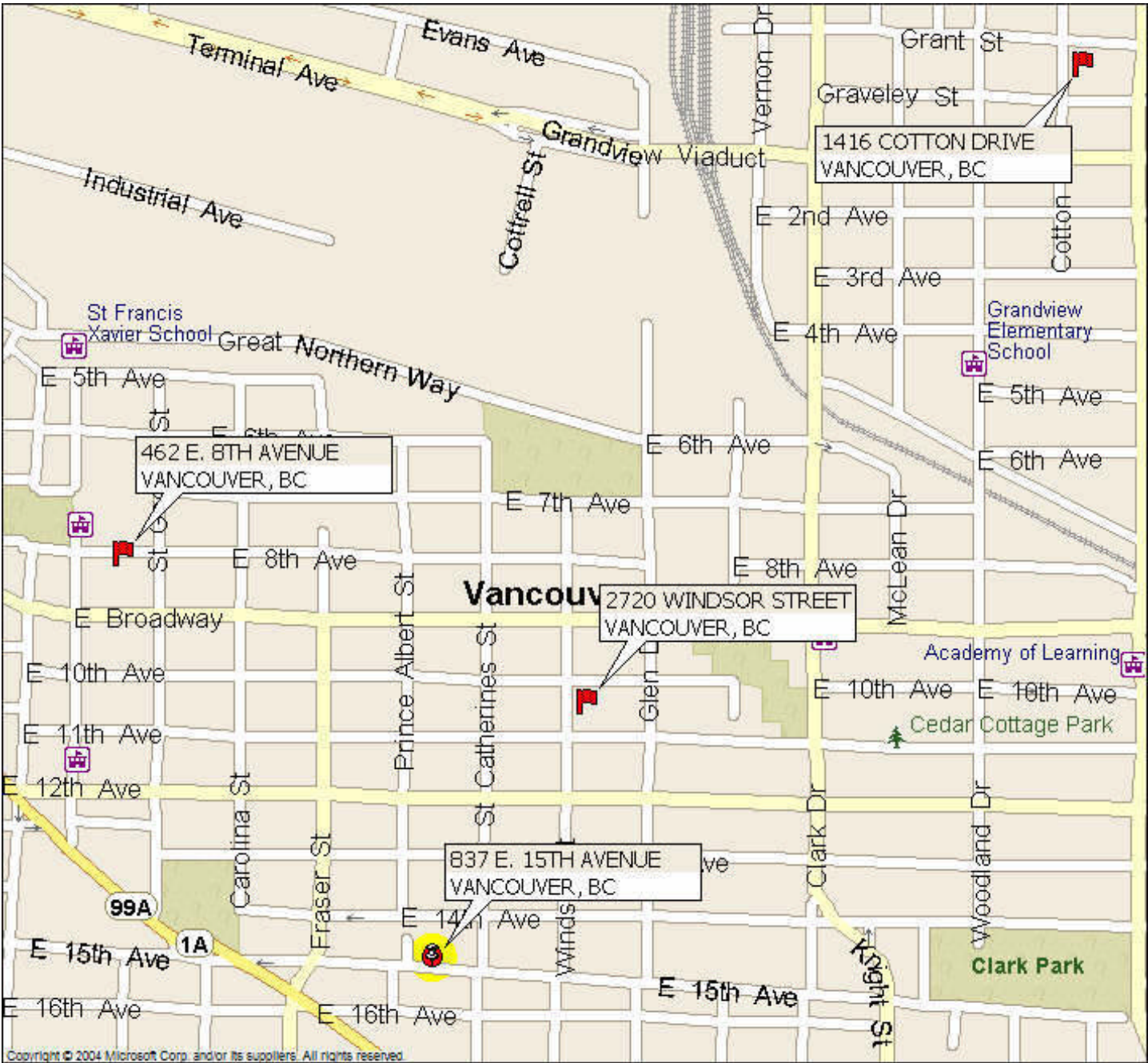
SLEEPING AREA-BSMT UNIT 2



BATHROOM-BSMT UNIT 2

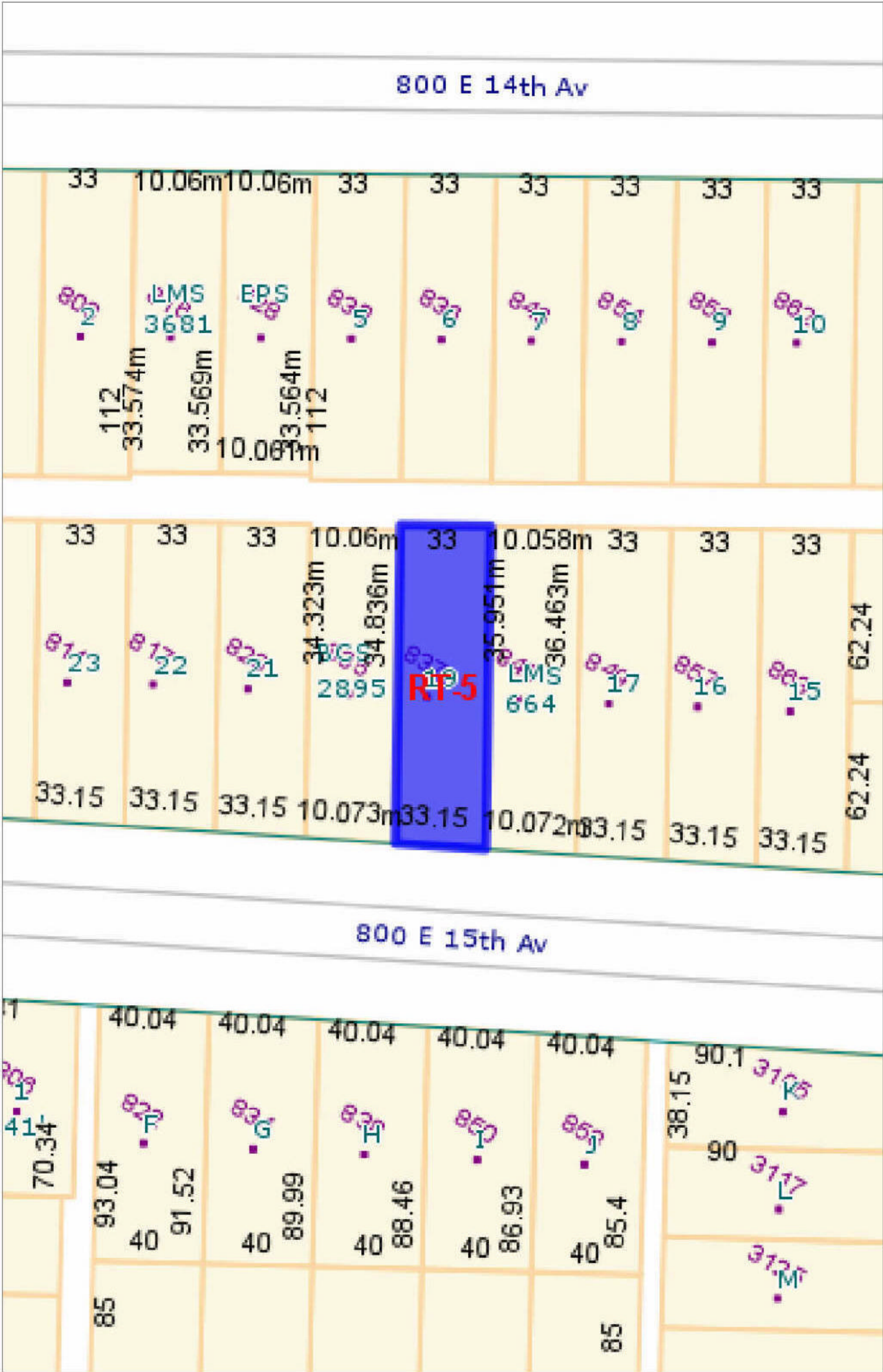
LOCATION MAP

Borrower: WESENBERG		File No.: KJX505033
Property Address: 837-39 EAST 15TH AVENUE		Case No.:
City: VANCOUVER	Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORIGINATION MTG		



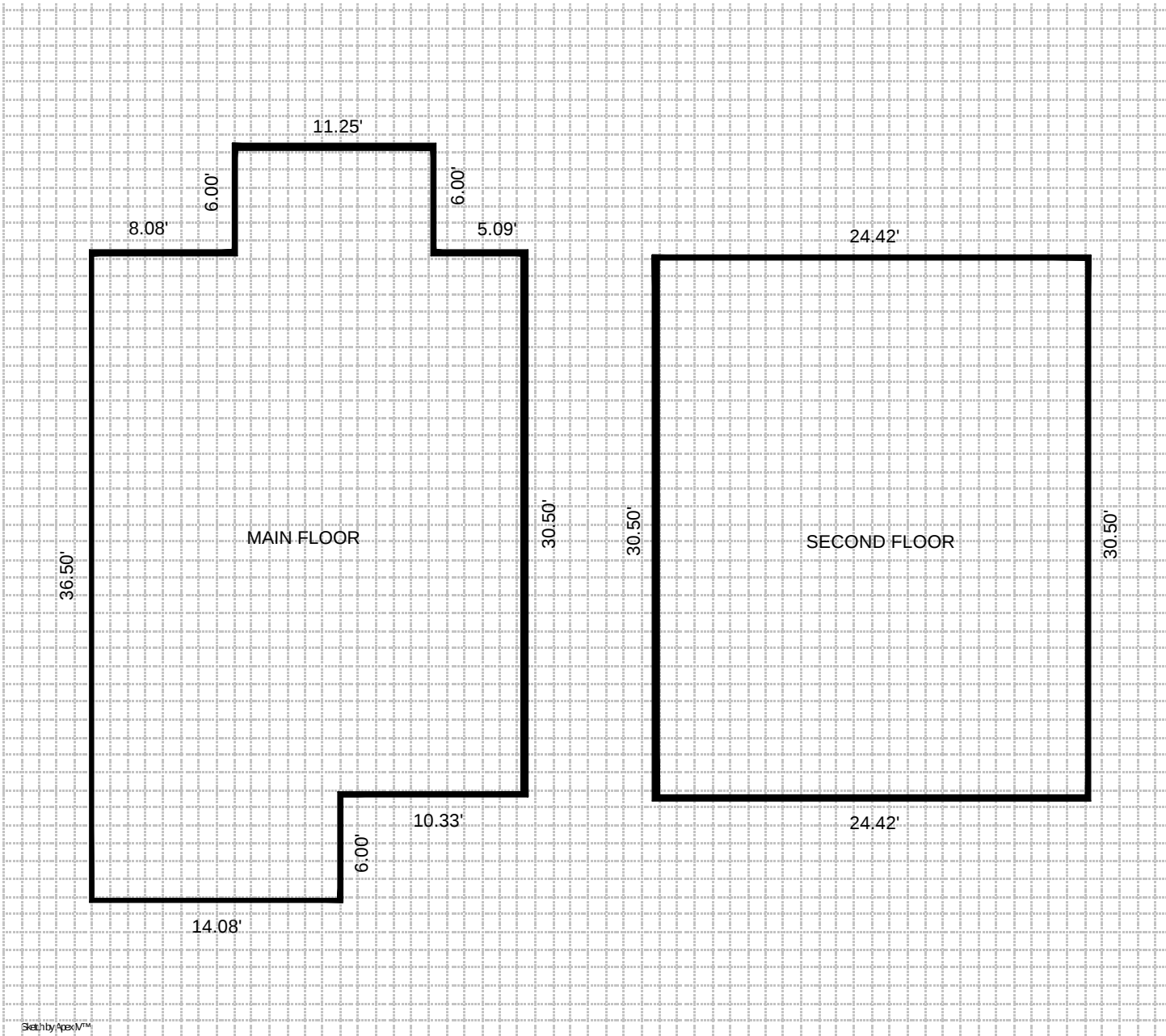
PLOT MAP

Borrower: WESENBERG		File No.: KJX505033
Property Address: 837-39 EAST 15TH AVENUE		Case No.:
City: VANCOUVER	Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORIGINATION MTG		



FLOORPLAN

Borrower: WESENBERG		File No.: KJX505033	
Property Address: 837-39 EAST 15TH AVENUE		Case No.:	
City: VANCOUVER		Prov.: BC	P.C.: V5T 2S1
Lender: HEATHER WESENBERG-ORIGINATION MTG			



3d by Apex V™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Size	Net Totals
GLA1	First Floor	896.6375	896.6375
GLA2	Second Floor	744.8100	744.8100
TOTAL LIVABLE (rounded)		1641	

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
6.00	x	11.25	67.5000
24.41	x	30.50	744.5050
6.00	x	14.08	84.4800
0.5	x	0.00	0.1525
Second Floor			
24.42	x	30.50	744.8100
5 Calculations Total (rounded)			1641