



NEW ROOFS BOTH BUILDINGS MAY 2023



FOR SALE | Park Royal Apartment

22-Unit Apartment in Two Buildings

- ► Two prime quality 11-unit apartment buildings (22 units in total)
- ▶ Located on a quiet street
- ► Close to amenities: hospital (next door), new 7-11
- Excellent ownership and management
- Property has additional development lands
- 2 new hot water tanks
- Separate metering
- Cap rate: 6.2%

Price: \$2,200,000 (Vendor financing may be available)

1131, 1141 & 1151 Murray Street, Lillooet, BC

Rent Roll - 1131 Murray Street

Park Royal Apartment (Effective January 2025)

Unit #	Туре	Rent	Commencement Dates	NTV
1	2-Bed	\$935.00	Sep 1, 2022	
2	2-Bed	\$914.00	May 1, 2022	
3	1-Bed	\$739.00	Jun 1, 2022	
4	1-Bed	\$688.00	Jan 1, 2022	
5	2-Bed	\$950.00	Mar 1, 2022	Jan 31, 2025
6	2-Bed	\$914.00	Aug 1, 2022	
7	2-Bed	Vacant	May 1, 2022	
8	1-Bed	\$776.00	Aug 15, 2023	
9	1-Bed	\$754.00	Sep 1, 2022	
10	1-Bed	\$718.00	May 1, 2022	
11	1-Bed	\$718.00	May 1, 2022	
Total		\$8,106.00		

Rent Roll - 1151 Murray Street

Park Royal Apartment (Effective January 2025)

Unit #	Туре	Rent	Commencement Dates
1	2-Bed	\$914.00	Sep 1, 2022
2	2-Bed	\$942.00	Sep 1, 2022
3	1-Bed	\$800.00	Jul 1, 2022
4	1-Bed	\$703.00	Aug 1, 2022
5	2-Bed	\$904.00	Feb 1, 2022
6	2-Bed	\$914.00	Nov 1, 2022
7	2-Bed	\$883.00	Mar 1, 2022
8	1-Bed	\$765.00	Mar 1, 2022
9	1-Bed	\$739.00	May 1, 2022
10	1-Bed	\$754.00	Oct 1, 2022
11	1-Bed	\$718.00	Mar 1, 2022
Total		\$9,036.00	

All these rents increase 3.5% as of January 2025.

N Commercial

Property Details

Legal Description

Lot B, C & D District Lot 596 Lillooet District Plan 28421

PID:

004-558-111 004-558-154 004-558-146

Lot Size

Total	60.175 SF
1151 Murray	96.5 x 207.5
1141 Murray	97.0 x 207.5
1131 Murray	96.5 x 207.5

Zoning

RM - Residential Multifamily

Suite Mix

10
12

Gross Income

\$208,109 (January 2025)

Net Income

\$136,250 (Normalized 2025)

Cap Rate

6.2%

Price per Unit

\$100,000

Year Built

1977

Assessed Value

2,227,000 (2025)

Price

\$2,200,000













Income Statement

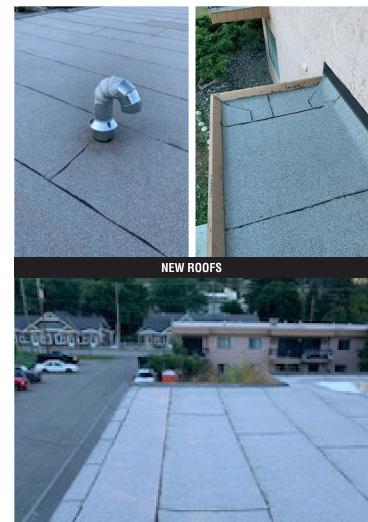
Park Royal Apartment

Revised for 2023 with 2025 expenses relating to operating

Net Income	\$136,258
Total Non-Recoverable Expenses	\$71,851
Utilities & Refuge - Non Recoverable	\$18,271
Repairs & Maintenance - Non Recoverable (est.)	\$10,500
Property Taxes - Non Recoverable	\$22,995
Management (5%)	\$10,110
Insurance Expense - Non Recoverable	\$9,975
Non-Recoverable Expenses	
Expenses (January - December 2021) ¹	
Total Revenue	\$208,109
Laundry Income	\$2,405
Other Rental Income	
Total Base Rental Income	\$205,704
Residential Income	\$205,704
Base Rental Income	
Revenue	

Note 1 - Expenses have been normalized for sale purposes.











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NAI Commercial

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