

ALEYA... THE ONLY REAL ESTATE APP YOU NEED

How do I get your home SOLD?

By making your property one of the exclusive listings published in your Yaletown Neighbourhood News - reaching 5000+ doorsteps every month!

Traditional advertising is fine but your property deserves more. Experience cutting edge marketing including social media networking, along with specialized SEO and QR coding which brings your property higher in the search engines! I work hard to maximize the exposure of your home with top of the line ads in-print and online along with you tube videos. A strong marketing campaign is put in place targeting a large network of potential buyers for your home! In today's market you need someone who can keep up with the ever-changing technology. I make your home as noticeable as possible giving it a strong online presence, in the largest inventory of Yaletown homes for sale.

Who am I?

DRIVEN. CONFIDENT. INNOVATIVE.



With a true passion for being your Yaletown Lifestyle Expert and having a solid appreciation for my clients, I strongly believe in the Vancouver real estate market. I'm not only a Realtor, but also an investor and homeowner. I feel this is a proven asset and offers the highest amount of credibility to my clients.

Why Yaletown?

Over the past several years I have moved numerous clients to our expanding neighbourhood. Through open houses, meeting neighbours, and frequenting local establishments, I have come to appreciate and adore Yaletown as my home. There are many things about this trendy,

urban, growing community that I not only find special and unique, but have also come to know and love.

I am very fortunate to live in Yaletown and to experience first hand everything that the area has to offer. I appreciate how Yaletown has evolved, where it is today, and I look forward to seeing where it goes. Contact me today to learn more about my secrets to selling your home quickly and for the maximum value! List your home with me and you could receive a FREE Ipad 2!!

Aleya Bhaloo
Realtor & Yaletown Lifestyle Expert
www.aleyabhaloo.com
604.209.4504
aleyabhaloo.com



Listing, Loving Living, Yaletown



Your Neighbourhood News Yaletown



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6th Edition

Jump into June's Jam Packed Line-Up!

Wicked

June 1 - 26, 2011

Featuring at the Queen Elizabeth Theatre, Wicked is a musical that follows the lives of two very different young women who meet in the land of Oz and walk the paths of The Wicked Witch of the West and Glinda the Good. Check it out and see what the buzz is all about.

Bruno Mars with Janelle Monae

June 3, 2011 - Rogers Arena

Coming out strong in 2010, Bruno Mars top charts across North America with his hit tracks "Just the Way You Are" and "Grenade" from the album "Doo-Wops & Hooligans".

Joe Rogan

June 9, 2011 - Vogue Theatre

Check out Joe Rogan, stand up comedian and UFC commentator perform his bit at the Vogue Theatre.

Eat! Vancouver Food + Cooking Festival
June 10 - 12, 2011

Rob Feenie headlines this years celebrity chefs at Eat!, Vancouver's biggest food and cooking festival. Come sample some of the newest foods out there and get some tips on cooking healthy. Don't forget about the wine tasting!

The Rio Tinto Alcan Dragon Boat Festival,
June 11 - 12, 2011

Hosted at the Olympic Village, this years famous Rio Tinto Dragon Boat Festival should prove as competitive as ever. If you haven't already entered your team, come out and support the athletes. For more

information check out <http://dragonboatbc.ca/>.

A Summer Solstice Ceremony

June 21, 2011

Come enjoy live music, games, lanterns, food and a Summer Solstice Ceremony and Celebration at George Wainborn Park on Tuesday June 21st. Procession starts at the Gathering Place 609 Helmcken Street at 5:30 PM. Main events from 6 to 9 PM at George Wainborn Park, 450 Beach Crescent, Yaletown. For information call 604-665-2391.

The 2011 TD CanadaTrust

June 24 - July 3, 2011

Touted as a world class Jazz festival, the TD CanadaTrust Vancouver International Jazz Festival is B.C.'s biggest music festival hosting over 1800 musicians at over 400 live events with around 150 of those completely free of charge! Musical Guests include last year's mega hit Five Alarm Funk and a band who is creating a lot of buzz this year, Twin Shadow. Shows will be held all over Vancouver including performances at David Lam Park and the Yaletown Roundhouse Community Centre. For more information and full festival listings check out http://www.coastaljazz.ca/td_vancouver_international_jazz_festival.

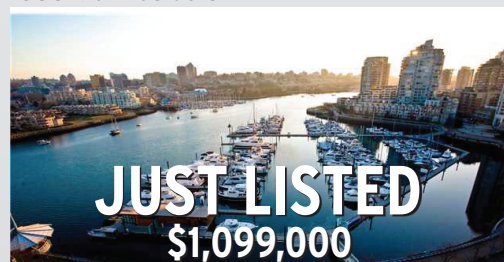
Rihanna and Special Guest Cee Lo Green
June 24 & 25, 2011

R&B Superstar Rihanna performs two live shows at Rogers Arena June 24th and 25th. These concerts are sure to sell out, so get your tickets quick!

Featured Listings: Yaletown's Finest

Quaywest 1 on Marinaside. This 2 bedroom, 2 bath, den and solarium unit has beautiful SE False Creek water views from the kitchen, living room, dining room and master bedroom. Excellent amenities and just steps to seawall, Canada Line, Urban Fare supermarket and Rogers Centre.

1033 Marinaside Cr



Fabulous and spacious 615 sq ft 1 bdrm and den and the MAX by Concord Pacific. 2 parking stalls and external storage locker, new oak stain laminate flooring, open kitchen that has complete appliance package and plenty of cupboard space. Great amenities include concierge, pool, gym, yoga rooms, theatre and more.

928 Beatty St



Rarely available 1 bedroom 09 floor plan corner home at Yaletown Park. Spacious bedroom overlooks False Creek, Yaletown & can accommodate complete queen size bedroom furniture set. 1 parking stall & a good size outdoor balcony. Great amenities in the building. Enjoy Urban Lifestyle!

928 Homer St



For more info on these properties or any others contact your Yaletown Real Estate Expert at realtors@youryaletownnews.com or call 604 209 4504

Not intended to solicit properties already listed.

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Across

- Angry
- Segment
- Occurring at the beginning
- No longer in existence

Down

- Merry
- Mark or stamp as paid
- Belief or sentiment
- Vest

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Bean Around The World
1002 Mainland St.
Vancouver, BC
V6B 2T4
Tel: (604) 685-9929
Mon-Fri: 6am-8pm
Sat-Sun: 8am-5pm



Bean Driving Too Much? Free Event at BATW!

Bean Around the World together with Car2Go present the Vancouver Launch of Car2Go, the innovative mobility program taking the West Coast by storm. Come test drive their fleet of urban Smart Fortwos and sign up to become a member of this great program. Any test drivers or anyone who signs up receives a free voucher for food and drinks at Bean Around the World's Mainland St. location. All annual membership proceeds from Car2Go Vancouver go to Canuck Place Children's Hospice. Come out and support your community! **June 18th, 2011 - 9:30am - 2:30pm**

ENTER TO WIN

Win a \$50 Gift Card



What corner is Subeez on here in Yaletown?

Email your answer to: info@youryaletownnews.com for your chance to win a \$50 Gift Card.

Yaletown Monthly Real Estate STATS

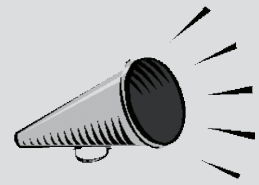
May 2011

Active Listings 279
Sold Listings 61
Avg Sold Price \$607,174
Avg Days on the Market 37
Sales Range ... \$308,252-\$1,980,000

April 2011

Active Listings 378
Sold Listings 58
Avg Sold Price \$808,248
Avg Days on the Market 33
Sales Range .. \$268,000-\$2,200,000

For more information on these stats or other real estate information please contact your Yaletown real estate expert at realtors@youryaletownnews.com. or call Aleya at 604 209 4504



BE HEARD

If you would like to advertise here or in this monthly publication please contact Your Neighbourhood News via email or phone:
info@youryaletownnews.com or 604 345 3969.

Subeez "cafe restaurant bar" with a difference

Benny and Subeez have been part of Yaletown since 1995 - serving early 'til late. Now, the genial Subeez owner wants you to come and try his new summer menu.

Sipping a drink at the Subeez bar, Benny smiles as he shares his idea of a special hello to the newbies of the neighbourhood, and a thank-you to the V6B trailblazers. "If you live in the hood, I want you to come down to Subeez and allow me to spoil you like a friend over for dinner -- watch for the super-no-strings-attached offer coming soon."

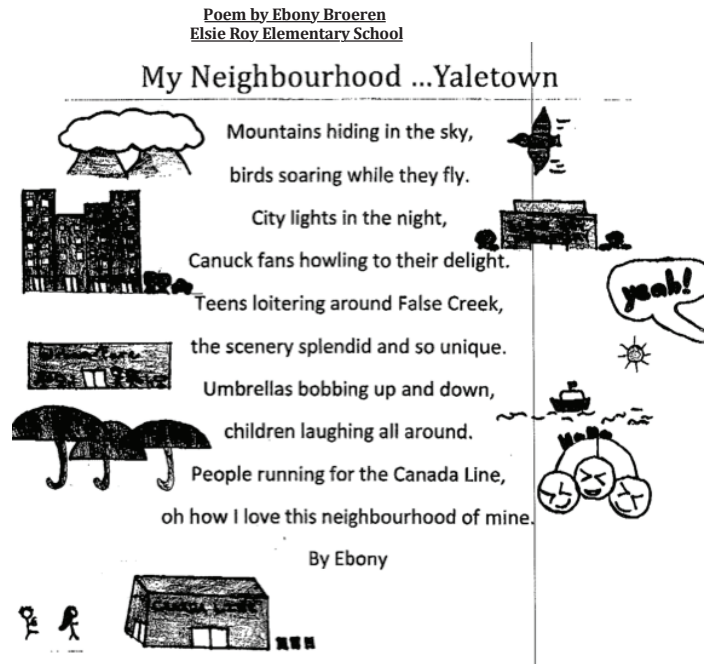
In the ever-changing Yaletown restaurant scene, Subeez has managed to stay successful, even when others have come and gone. What's the secret?

"There's no secret," he says. "We're just doing the things we've always done, but only better now that the competition has gotten so stiff. What is the saying, 'If it doesn't kill you, it makes you better!'" How is Subeez better? "Better quality service, great music - not top 40 - and super food. We've always served the best coffee, great micro-brews, fabulous wine and cocktails, all at reasonable prices." Benny promises, "Our new menu is better than ever. Guaranteed!"

The Gathering Place
Presents:
A Summer Solstice
Celebration!

Tuesday, June 21st
6-9:30 pm at
George Wainborn Park
450 Beach Crst.

Live Entertainment!
Games!
Lanterns!
Food!
Hosted by MC - Barb Snelgrove



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604 669 8882

Julia, your local Yaletown financial strategy expert.

As a homeowner and resident of Yaletown for the past 10 years, I have truly enjoyed experiencing our community's evolution in becoming one of, if not the, most desirable communities in Canada, in which to live, work and play. I am thrilled that we have recently opened a FS Financial retail office in the neighbourhood providing financial strategies and investment products to our valued clients.

Regardless of the financial status of my clients, I work together with them to develop and manage a very customized plan suited for each client's personal goals and dreams.

At FS Financial, we believe in Giving and Growing. I am proud of our company's charitable program that allows us to donate money on behalf of our clients to charity or cause of their choice.

At FS Financial we involve, inform and inspire everyday people to achieve their own financial freedom.

Allow us to reveal through interesting and innovative methods how we can create your very own uniquely customized investment strategy that is comfortable for you and will most definitely help towards a happier financial life.

Looking forward to teaching you the secrets that will help you achieve financial freedom!

Health: Want to feel lighter?

Be stronger? Have more energy? Fit effortlessly into that pair of jeans?

Looking for a straightforward way to make a big change in a short period of time?

Look no further, because The 10-Pound Shred gives you everything you need to transform the way you look—and the way you feel.

So stop wishing and get ready to make it happen. The 10-Pound Shred lets you bring Tommy Europe's tough-love, bootcamp-style workouts home. In just thirty-one days, Tommy will take you from flab to fit, shedding ten pounds or more in the process. Each day has complete, easy-to-understand exercise instructions with step-by-step pictures, so that there's no complicated flipping around to figure out what you need to be doing—and no free breaks, either! You don't need fancy

equipment or even a gym membership—just a good pair of shoes and the willingness to get moving! There's also a nutritious yet flexible meal plan designed to help you set a new, lifelong plan of healthy eating. And through it all, Tommy's there with his signature blend of drill sergeant and inspiring friend, pushing readers to reach higher, go faster and shred a little harder.

Whether you've got a wedding coming up, want to look great at the beach or just want to have more energy, Tommy will help you lose those ten pounds. You're going to sweat, you're going to hurt, but you're going to love your results. So give up your excuses, put down that cupcake and pick up The 10-Pound Shred.

www.tommyeurope.tv

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TOMMY EUROPE

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FROM FLAB TO FIT IN 4 WEEKS



Glory Bowl

AN EXCELLENT HIGH PROTEIN VEGETARIAN DISH FROM A SENSATIONAL COOKBOOK, WHITEWATER COOKS. BASED OUT OF THE KOOTENAYS.

FOR TWO SERVINGS:

- 2 C. COOKED BROWN RICE
- 1/2 C. BEETS, GRATED
- 1/2 C. CARROTS, GRATED
- 1/2 C. ALMONDS, TOASTED
- 1/2 C. SPINACH LEAVES
- 1/2 C. TOFU, CUBED

DRESSING (ENOUGH FOR SEVERAL SERVINGS PLUS EXTRA FOR LATER!)

- 1/2 C. NUTRITIONAL YEAST FLAKES
- 1/3 C. WATER
- 1/3 C. APPLE CIDER VINEGAR
- 2 CLOVES GARLIC, CRUSHED
- 1 1/2 C. VEGETABLE OIL
- 2 TBSP. TAHINI PASTE

THE NEW OXFORD WEEKLY SPECIALS

MONDAY \$6 GUINNESS
\$5 ANY WINE BY THE GLASS

TUESDAY \$3 'LOCAL' CRAFT BEER
\$4.25 VQA WINE

WEDNESDAY \$6.50 CONTEMPORARY COCKTAILS
\$12.75 PHILLIPS PHOENIX GOLD LAGER PITCHERS

THURSDAY \$5 EURO-LAGER (20 OZ)
\$6.50 CLASSIC COCKTAILS

FRIDAY \$5.60 PERONI OR HEINEKEN BOTTLES
\$7.60 DOUBLE HIGHBALLS

SATURDAY \$5.60 KRONENBOURG OR ANCHOR STEAM BOTTLES
\$7.60 DOUBLE HIGHBALLS

SUNDAY \$10 UNIBROU BELGIAN-STYLE BEER
\$5 SMALL-BATCH SPIRITS
\$5 CAESARS

FREQUENTLY ASKED QUESTIONS

ABOUT BUYING A HOME:



"I want to become a homeowner as quickly as possible but I haven't saved a large down payment. Any suggestions?"

You'll be glad to know there are different options available,

depending on how much of a down payment you can afford. You can purchase a home with as little as 5% down. All low down payment mortgages require mortgage default insurance. Mortgage default insurance premiums can either be paid up front or added to the amount you borrow. With the federal government's Home Buyers' Plan, you can use up to \$25,000 in RRSP

Savings (\$50,000 for a couple) to help pay for your down payment on your first home. You can

withdraw the funds without any taxation and you then have 15 years to repay your RRSP.

"How do I know how big a mortgage I will qualify for?"

A pre-approved mortgage is a great way to know how much you can borrow for your home. This, in turn, helps you set a price that's realistic for your financial situation. It's important to note that having your mortgage pre-approved doesn't obligate you to buy a home: it's simply a way to know how much your mortgage lender will approve you for. Email me at lisa.reynolds@rbc.com to start your pre-approval today.

LISA REYNOLDS | MOBILE MORTGAGE SPECIALIST | RBC MORTGAGES.RBCROYALBANK.COM/LISA.REYNOLDS
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