



579 Broadway



625 Broadway



634 Broadway



122 Langside Street



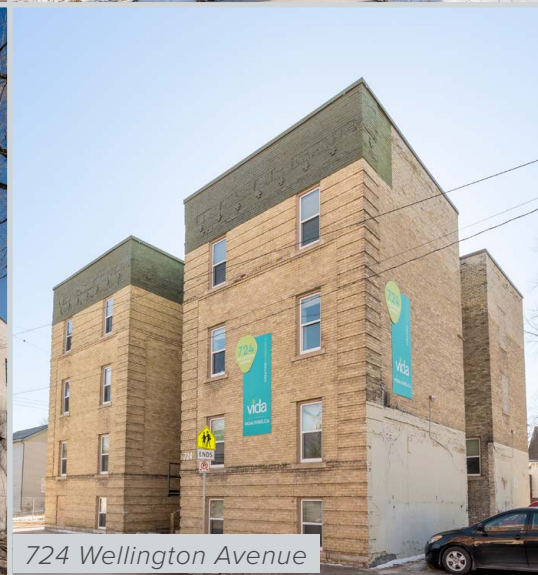
229 Machray Avenue



275 Midwinter Avenue



435 Spence Street



724 Wellington Avenue



COMMERCIAL INVESTMENT SERVICES

# 169-Unit Apartment Portfolio

Winnipeg, Manitoba

# The Offering

Capital Commercial Investment Services (“Capital”) has been retained by the Vendor for the purpose of exclusively marketing for sale a 100% interest in its 8 building, 169 Suite Apartment Portfolio in Winnipeg, Manitoba. The assets are comprised of 122 Langside Street, 229 Machray Avenue, 275 Midwinter Avenue, 435 Spence Street, 579 Broadway, 625 Broadway, 634 Broadway & 724 Wellington Avenue, referred to individually as the (“Property”, and/or “Site” and collectively as the “Portfolio”, the “Offering” and/or the

“Properties”). The Portfolio is clustered in the desirable and well established sub markets of West Broadway, West End, West Kildonan and Elmwood. The Properties are well located within their respective communities, strategically situated near major education institutions and desirable neighborhood amenities. The Portfolio offers a compelling opportunity for investors to gain immediate scale in the stable Winnipeg market with significant income upside by bringing in-place rents up to market rates.

<p>TOTAL RENTAL SUITES</p> <p><b>169</b></p>	<p>TOTAL PROPERTIES</p> <p><b>8</b></p>	<p>OCCUPANCY</p> <p><b>97%</b></p>	<p>TOTAL SITE AREA</p> <p><b>66,113 sq. ft.</b></p>
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**1** 122 Langside Street | 15 suites



**2** 579 Broadway | 23 suites



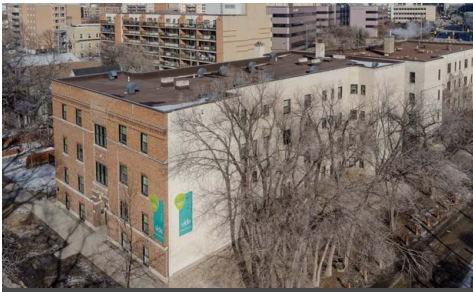
**3** 625 Broadway | 15 suites



**4** 634 Broadway | 21 suites



**5** 724 Wellington Avenue | 21 suites



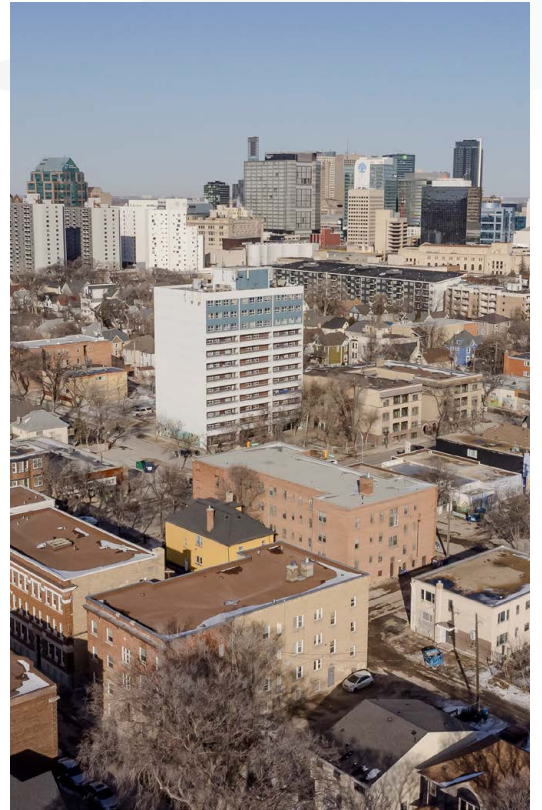
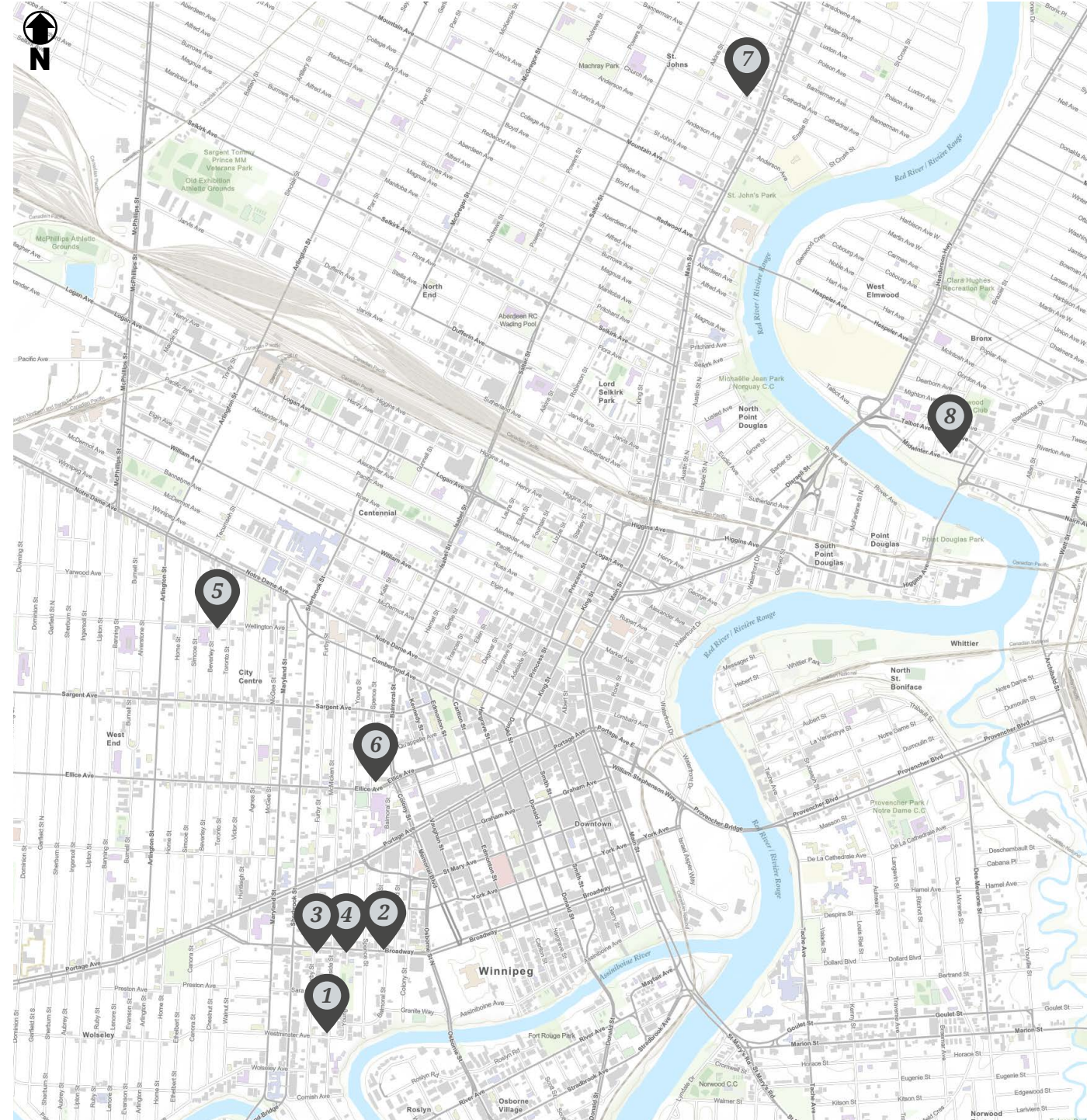
**6** 435 Spence Street | 31 suites



**7** 229 Machray Avenue | 31 suites



**8** 275 Midwinter Avenue | 12 suites

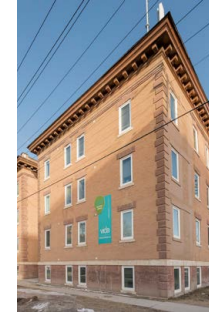


# Investment Highlights



## Rental Rate Upside

*The assets within the Portfolio feature below market rental rates and contain meaningful discounts to their RTB registered rental rates presenting the opportunity for significant income upside in the near to medium term.*



## Location

*The Portfolio offers diversified exposure within four different established rental submarkets providing the opportunity for a buyer to benefit from meaningful management efficiencies. Several assets are very well-positioned within improving neighbourhoods and trade areas offering excellent rental statistics.*



## Asset History

*The Properties all feature attractive historical architectural elements and benefit from significant reinvestment over the past two decades which have been characterized by both strong local management and institutional ownership.*



## Favourable Debt

*The Portfolio presents the opportunity to significantly enhance levered cash-flow through the assumption of in place debt featuring strong loan-to-value levels and below market interest rates.*



# Portfolio Summary



**Total  
Portfolio  
Summary**

<b>ADDRESS</b>	<b>122 Langside Street</b>	<b>579 Broadway</b>	<b>625 Broadway</b>	<b>634 Broadway</b>	<b>724 Wellington Avenue</b>	<b>435 Spence Street</b>	<b>229 Machray Avenue</b>	<b>275 Midwinter Avenue</b>	
<b>YEAR BUILT</b>	1912	1948	1910	1911	1912	1929	1914	1969	
<b>SITE AREA</b>	5,026 sq. ft.	7,146 sq. ft.	5,833 sq. ft.	6,536 sq. ft.	9,106 sq. ft.	14,268 sq. ft.	10,636 sq. ft.	7,562 sq. ft.	66,113 sq. ft.
<b># OF SUITES</b>	15	23	15	21	21	31	31	12	169
<b>SUITE MIX</b>	Studio - 1 BR 9 2 BR 6	Studio 13 1 BR 10 2 BR -	Studio - 1 BR - 2 BR 15	Studio - 1 BR - 2 BR 21	Studio 8 1 BR 3 2 BR 10	Studio - 1 BR 31 2 BR -	Studio 4 1 BR 13 2 BR 14	Studio - 1 BR 12 2 BR -	Studio 25 1 BR 78 2 BR 66
<b>AVG. IN-PLACE RENT</b>	\$941.40	\$901.17	\$999.02	\$921.10	\$806.95	\$879.08	\$840.77	\$949.71	\$892.50
<b>ZONING</b>	R2 - Res - Two Family	C2-Comm-Community	C2-Comm-Community	C2-Comm-Community	R2-Res-Two Family	R2-Res-Two Family	R2-Res-Two Family	R2-Res-Two Family	

<b>ADDRESS</b>	<b>122 Langside Street</b>	<b>579 Broadway</b>	<b>625 Broadway</b>	<b>634 Broadway</b>
<b>YEAR BUILT</b>	1912	1948	1910	1911
<b>SITE AREA</b>	5,026 sq. ft.	7,146 sq. ft.	5,833 sq. ft.	6,536 sq. ft.
<b># OF SUITES</b>	15	23	15	21
<b>SUITE MIX</b>	Studio - 1 BR 9 2 BR 6	Studio 13 1 BR 10 2 BR -	Studio - 1 BR - 2 BR 15	Studio - 1 BR - 2 BR 21
<b>AVG. IN-PLACE RENT</b>	\$941.40	\$901.17	\$999.02	\$921.10
<b>ZONING</b>	R2 - Res - Two Family	C2-Comm-Community	C2-Comm-Community	C2-Comm-Community

<b>ADDRESS</b>	<b>724 Wellington Avenue</b>	<b>435 Spence Street</b>	<b>229 Machray Avenue</b>	<b>275 Midwinter Avenue</b>
<b>YEAR BUILT</b>	1912	1929	1914	1969
<b>SITE AREA</b>	9,106 sq. ft.	14,268 sq. ft.	10,636 sq. ft.	7,562 sq. ft.
<b># OF SUITES</b>	21	31	31	12
<b>SUITE MIX</b>	Studio 8 1 BR 3 2 BR 10	Studio - 1 BR 31 2 BR -	Studio 4 1 BR 13 2 BR 14	Studio - 1 BR 12 2 BR -
<b>AVG. IN-PLACE RENT</b>	\$806.95	\$879.08	\$840.77	\$949.71
<b>ZONING</b>	R2-Res-Two Family	R2-Res-Two Family	R2-Res-Two Family	R2-Res-Two Family



## CAPITAL COMMERCIAL INVESTMENT SERVICES

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*Services provided by Bryn Oliver Personal Real Estate Corporation*

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*Services provided by Luke Paulsen Personal Real Estate Corporation*

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