



404 Qu'Appelle Avenue

WINNIPEG, MB

The Offering

Capital Commercial Investment Services ("Capital") is pleased to offer for sale a 100% interest in 404 Qu'Appelle Avenue in Winnipeg, Manitoba (the "Properties"). The Property is made up of 28 renovated residential suites. The Property is centrally located and benefits from easy access to an established residential neighbourhood, the University of Winnipeg, and downtown Winnipeg. The Property allows for significant upside and NOI growth by increasing the rental rates as they are currently well below market for their respective areas.

PROPERTY HIGHLIGHTS



6,038

LAND AREA
(SQ. FT.)



18,304

BUILDING AREA
(SQ. FT.)



28

TOTAL RESIDENTIAL
SUITES

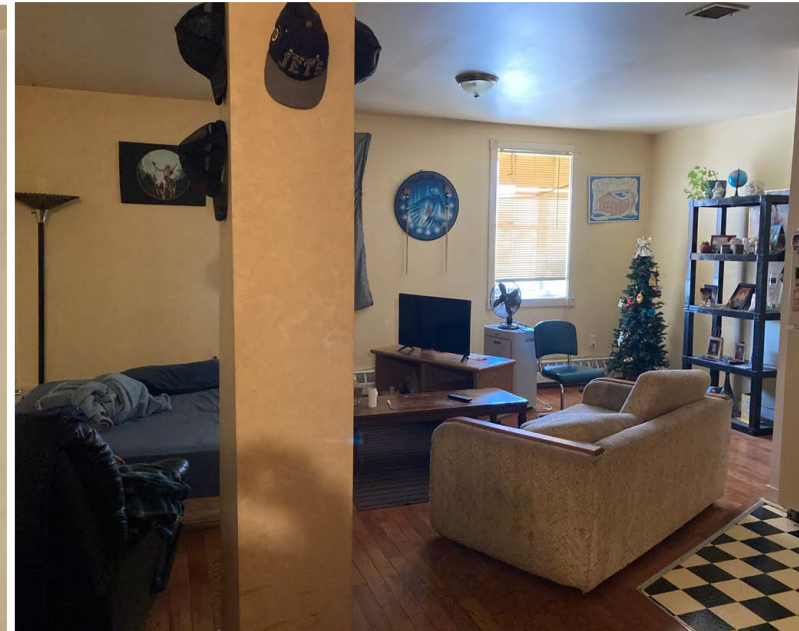


2004

SUBSTANTIAL
BUILDING
RENOVATIONS



Photographs

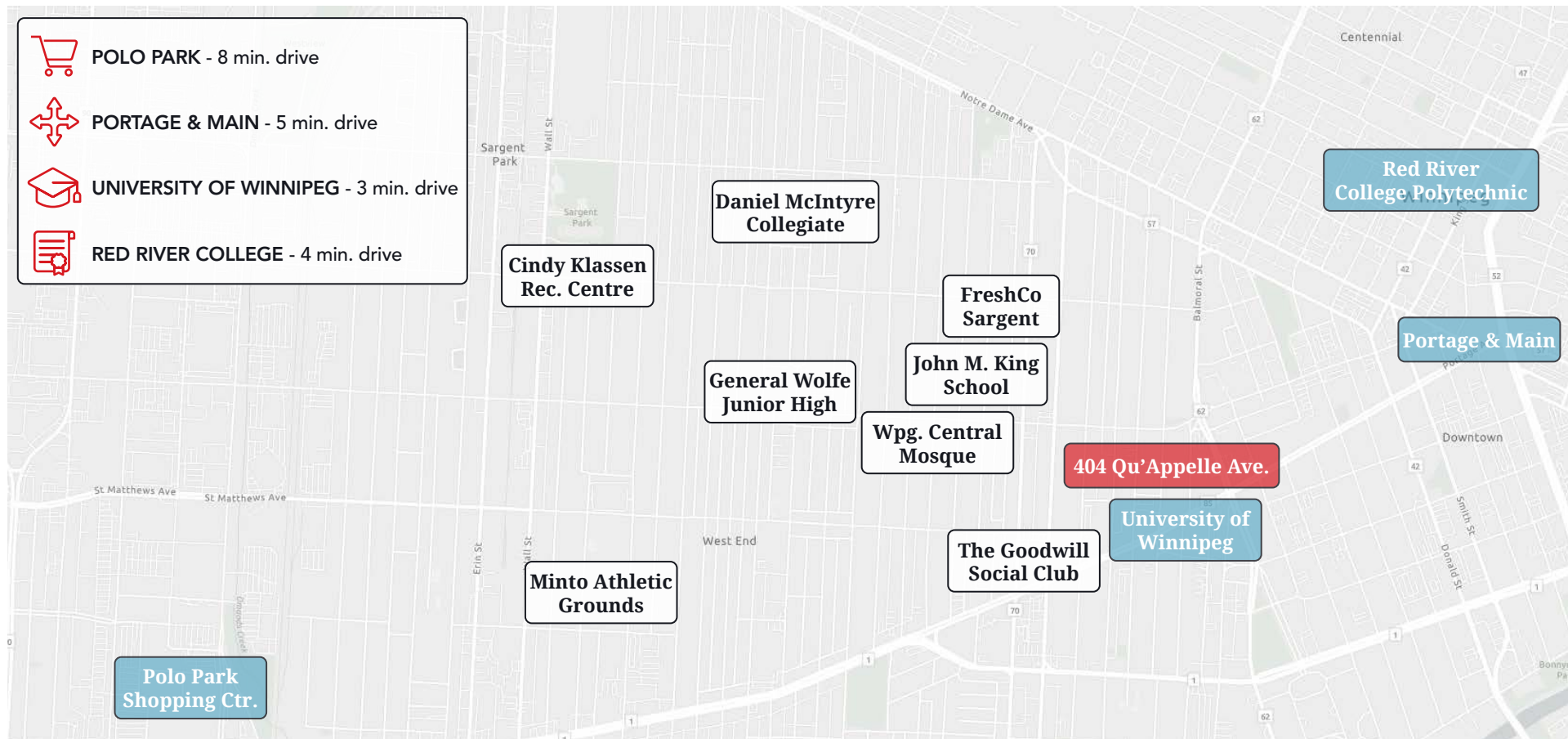


Details

| | |
|-----------------------------|---|
| PROPERTY ADDRESS | 404 Qu'Appelle Avenue |
| LAND AREA | 6,038 sq. ft. |
| BUILDING AREA | 18,304 sq. ft. |
| NUMBER OF SUITES | 28 |
| YEAR BUILT | 1907 |
| NUMBER OF STOREYS | 4 |
| ZONING | D - Downtown Living |
| SUITE MIX | 7 Bachelor, 13 One-Bedroom, 5 Two-Bedroom, 3 Three-Bedroom |
| PARKING | None |
| LAUNDRY | Shared |
| MECHANICAL | Hot water boiler |
| UTILITIES | Included in rent |
| CAPITAL EXPENDITURES (2004) | <ul style="list-style-type: none"> • New electrical • New plumbing • New roof • New boiler • New windows • Full unit renovations • Fire protection and alarm systems |
| ASKING PRICE | \$2,000,000 |



Area Overview



Points of Interest Aerial



CAPITAL COMMERCIAL INVESTMENT SERVICES

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