

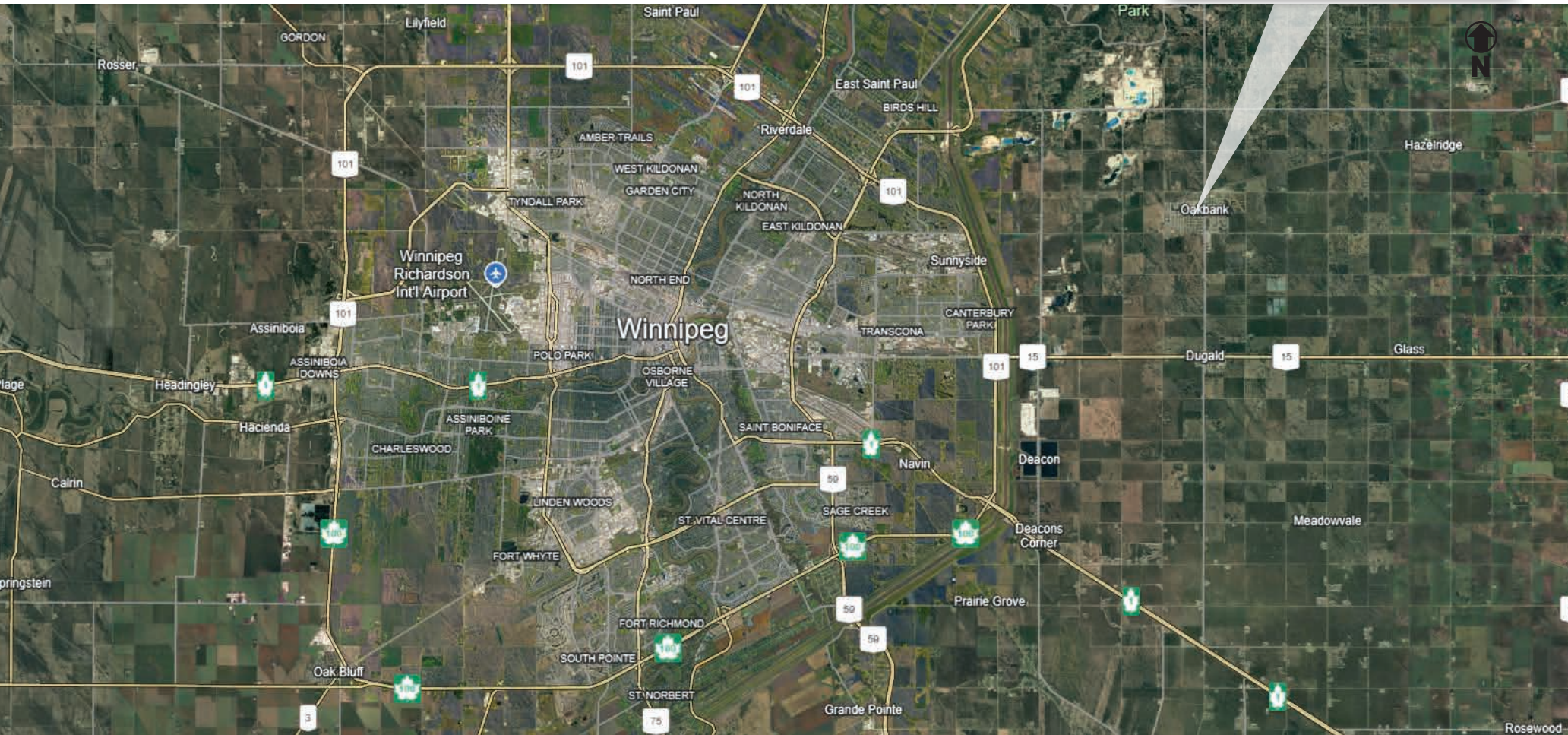


OAK TREE APARTMENTS

604 MAIN STREET, OAKBANK, MB

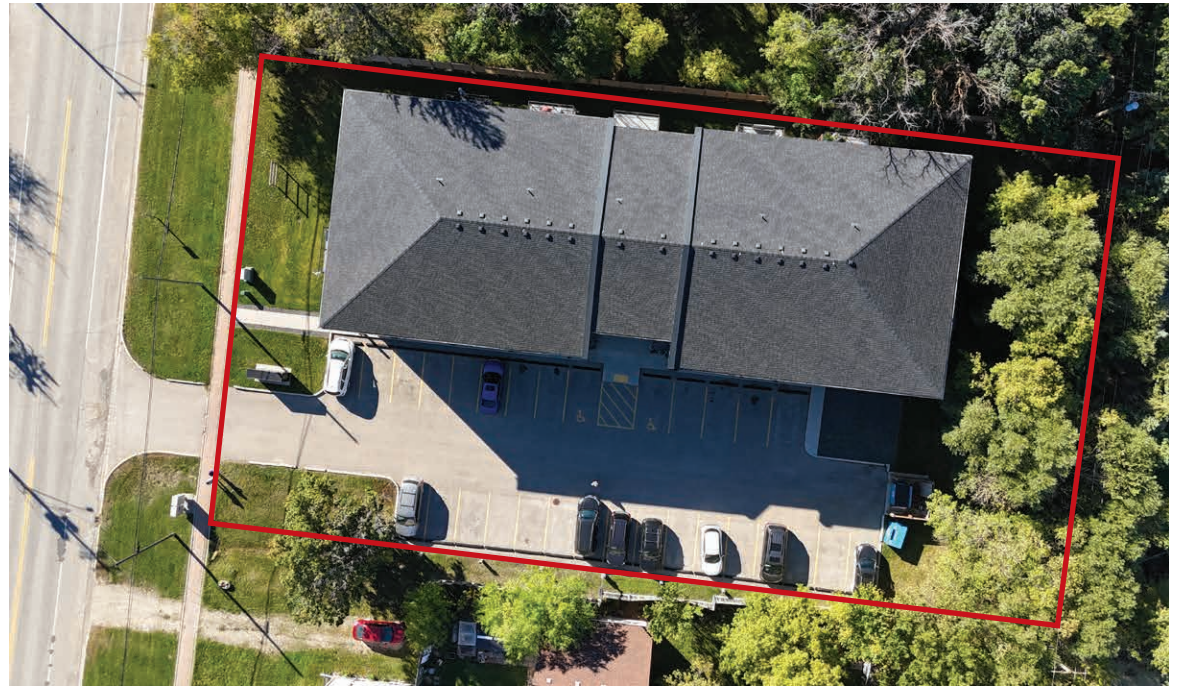
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ASSET DETAILS

| | |
|-----------------------------------|---------------------|
| ASKING PRICE | \$5,175,000 |
| PRICE PER SUITE | \$246,429 |
| NO. OF SUITES | 21 |
| SUITE MIX | 16 - 2BR 5 - 3BR |
| YEAR BUILT | 2015 |
| SITE SIZE | 29,155 sq. ft. |
| FRONTAGE ON MAIN STREET | 139.8' |
| DEPTH OF SITE | 208.8' |
| ELECTRIFIED PARKING STALLS | 30 |
| NO. OF STOREYS | 3 |
| AVERAGE RENT | \$1,550.71 |
| AVERAGE SUITE SIZE | 973 sq. ft. |

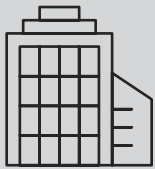


INVESTMENT HIGHLIGHTS



LOCATION

The Property is prominently located in Oakbank, MB, along the Town's main thoroughfare. Oakbank, a well-appointed bedroom community east of Winnipeg, presents low overall market vacancy with limited multifamily offerings of similar quality.



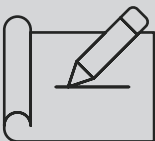
NEW-BUILD ASSET

The new-build nature of the asset offers investors exemption from RTB rent controls for approximately 11 more years and limited exposure to near-term capital expenditures.



YIELD

Current CMHC financing programs offer excellent terms including low interest rates and extended amortization periods. This financing advantage coupled with RTB exemptions and being a newly built asset, presents an excellent opportunity for buyers to achieve a high yielding investment. The Property also offers very low historical vacancy.



OPERATIONAL ADVANTAGES

The property was built in a fashion that limits exposure to interior common area maintenance. This not only lowers overall operating costs in terms of repairs and maintenance but also limits exposure to common area utilities. Further, the suites are individually metered for hydro – putting these costs back onto the tenants as well.

LOCATION OVERVIEW



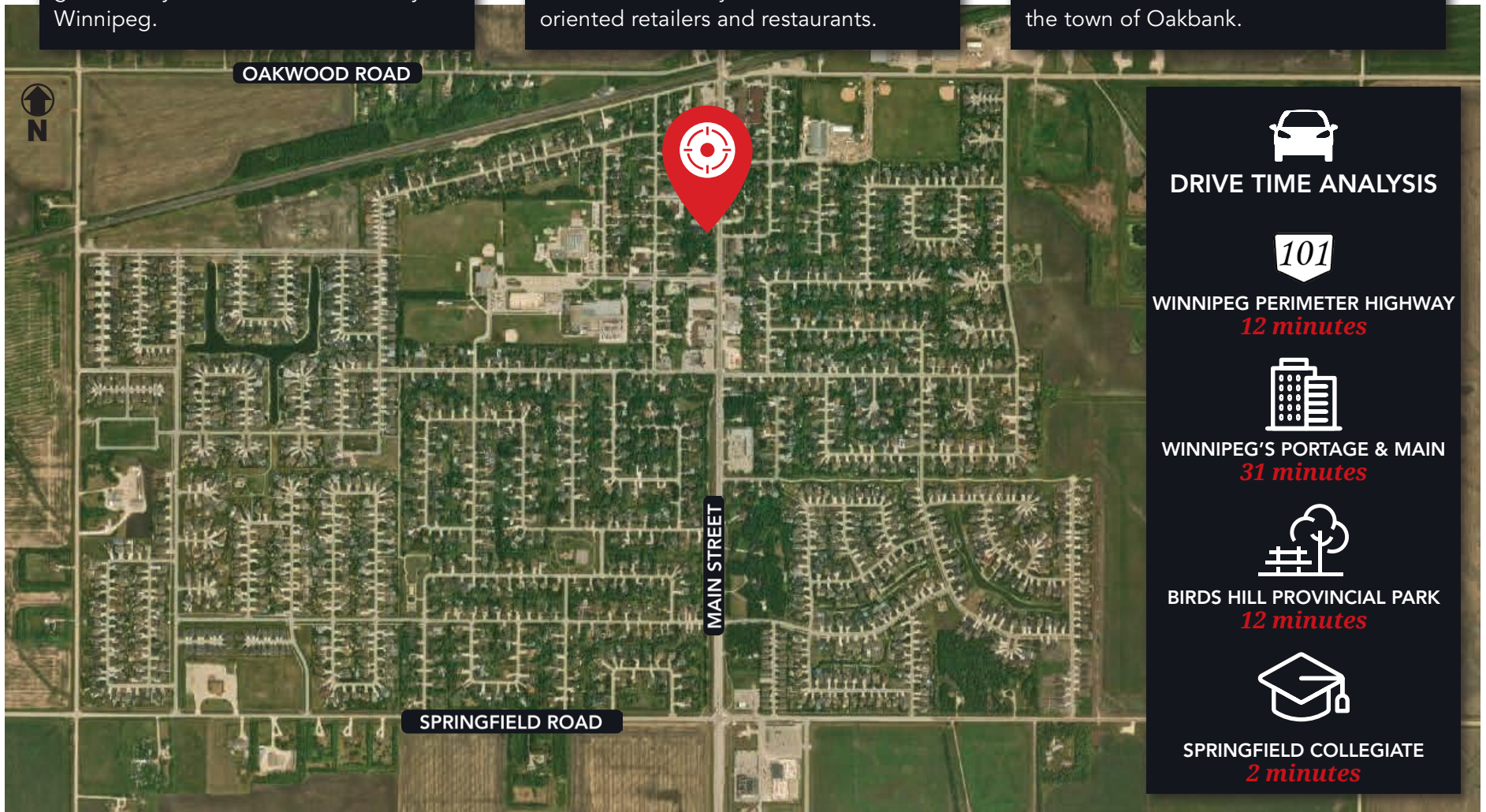
Located in Oakbank, Manitoba, a high-demand community for residential growth only 10 minutes from the city of Winnipeg.



Conveniently located between all major residential developments in Oakbank and surrounded by a mix of service-oriented retailers and restaurants.



The Property is centrally located on Main Street and is within walking distance of all educational institutions in the town of Oakbank.



DRIVE TIME ANALYSIS



WINNIPEG PERIMETER HIGHWAY
12 minutes



WINNIPEG'S PORTAGE & MAIN
31 minutes



BIRDS HILL PROVINCIAL PARK
12 minutes



SPRINGFIELD COLLEGIATE
2 minutes

OAKBANK MANITOBA

Oakbank, Manitoba, has seen significant population growth since 2006, with the community doubling in size over the past decade and a half. As of the latest estimates, Oakbank is home to over 4,600 residents, a substantial increase driven by an influx of families, retirees, and professionals looking to settle in the area.

This rapid growth has been accompanied by several new housing community developments, including the notable Aspen Villas, a large-scale project with over 250 homes designed to meet the demand for modern, family-friendly housing. Oakbank is divided into two main housing areas: Aspen Lakes on the east side of Main Street and Crystal Lake on the west side. These developments feature modern infrastructure and are located near schools, parks, and community amenities.

Oakbank started out as a small rural community and has grown into a vibrant bedroom community for Winnipeg, offering a peaceful, small-town atmosphere with convenient access to the amenities and employment opportunities of Manitoba's capital city. Oakbank also boasts all levels of schools, thriving small businesses, parks, and a welcoming community.

The RM of Springfield, where Oakbank is situated, is known for its scenic landscapes and outdoor recreation opportunities. Notably, Oakbank is located just 5 minutes from Birds Hill Park and two championship golf courses, Pine Ridge Golf Club and Elmhurst Golf & Country Club, provide ample recreational opportunities.

LIFESTYLE

In addition to housing, Oakbank offers essential amenities and community features, such as:

Schools: Oakbank Elementary, Springfield Middle School, and Springfield Collegiate Institute serve students from early education to high school.

Recreation: The Oakbank Community Club offers various sports and recreational programs, while local parks provide green spaces for outdoor activities.

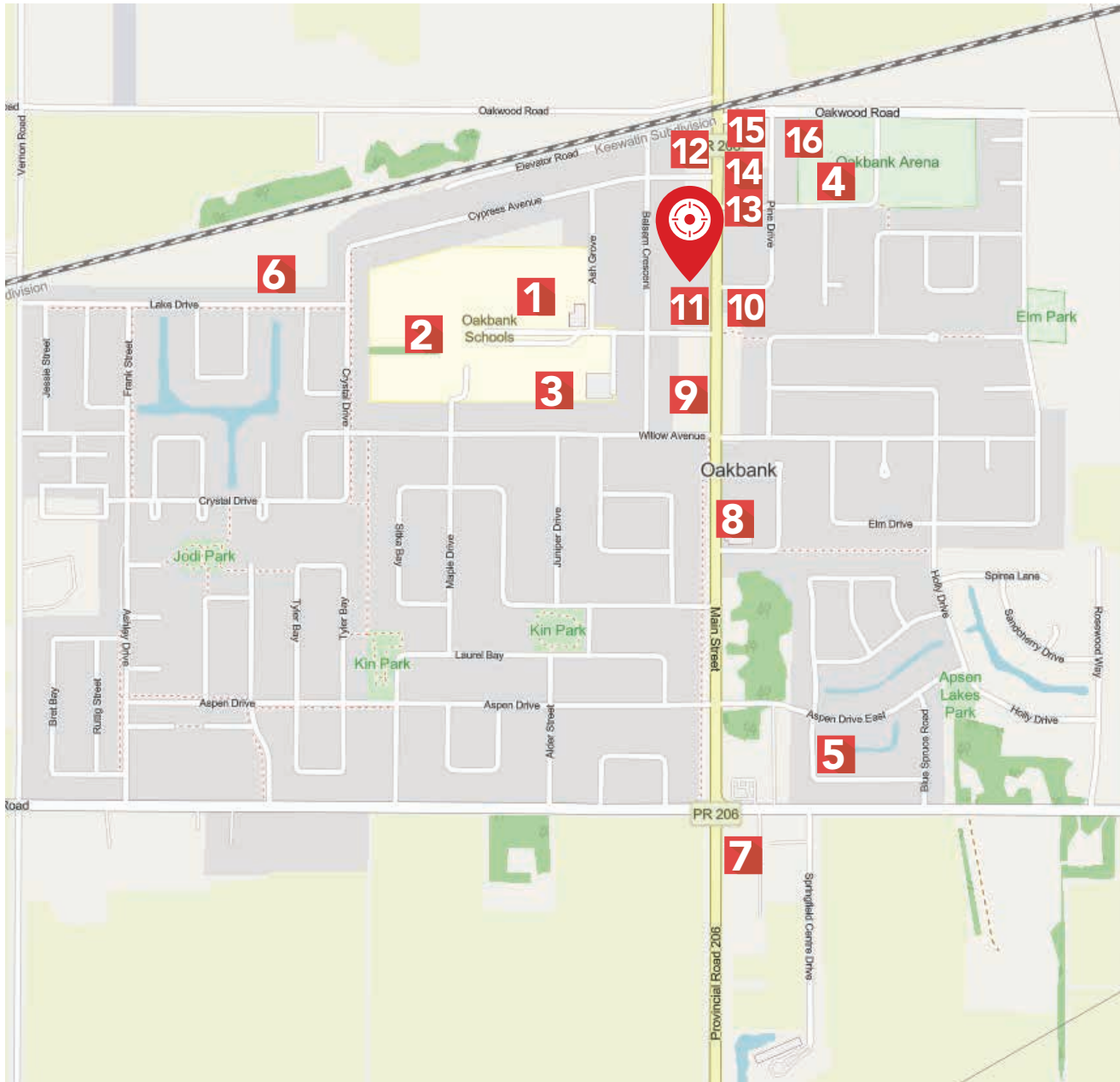
Golf: Nearby championship courses, Pine Ridge Golf Club and Elmhurst Golf & Country Club, are key attractions for golf enthusiasts.

Businesses: Oakbank has a growing commercial sector, including grocery stores, restaurants, and various small businesses catering to local needs.



AREA AMENITY HIGHLIGHTS

LEGEND



1. Oakbank Elementary
2. Springfield Middle School
3. Springfield Collegiate
4. Oakbank Community Club
5. Aspen Lakes Residential Development
6. Crystal Lakes Residential Development
7. COOP Centre
 - Pembina Coop Home Centre
 - CO-OP Food Store
 - CO-OP Gas Bar
 - One Insurance
 - Pine Ridge Dental
 - Tim Hortons
8. Oak's Plaza
 - Subway
 - Pizza Hut
 - Springfield Dental
 - Springfield Chiropractic
 - Pine Ridge Physical Therapy
9. Oakbank Country Village Mall
 - Esso
 - Back at the Ranch Pizza
 - Oakbank Bar & Grill
 - Pharmasave
 - Western Denture Care
 - The Peppercorn Restaurant
10. Space Sunrise Performing Arts Centre
11. Cedar and Main Eatery
12. Family Foods
13. Oakbank Car Wash
14. Oakbank Service Centre
15. Kin Place Personal Care Home
16. Springfield Extreme



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