



435 Spence Street



724 Wellington Avenue

investment brochure

Capital

COMMERCIAL INVESTMENT
SERVICES

52-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 2 building, 52 unit apartment portfolio in Winnipeg, Manitoba. The assets are comprised of 435 Spence Street & 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 located in the sub market of West End Winnipeg, well located within their communities and situated near major education institutions and neighborhood amenities. The Portfolio offers an opportunity for investors to acquire scale, with significant income upside in the rents.

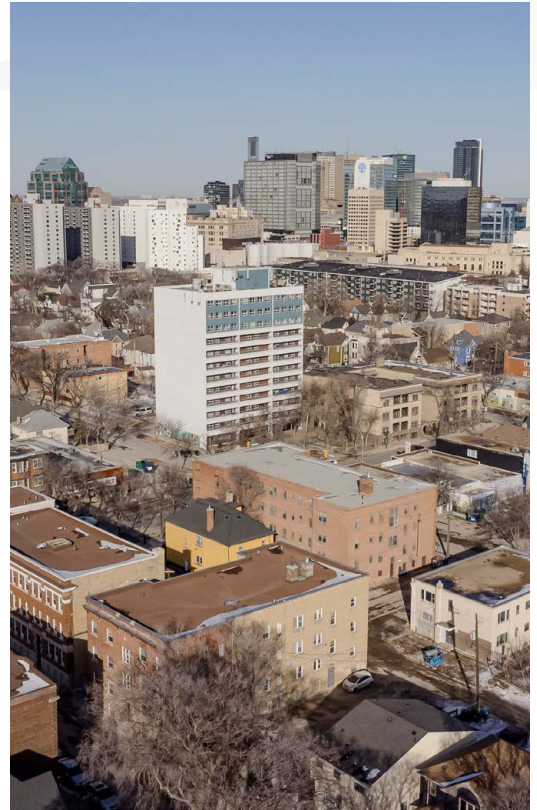
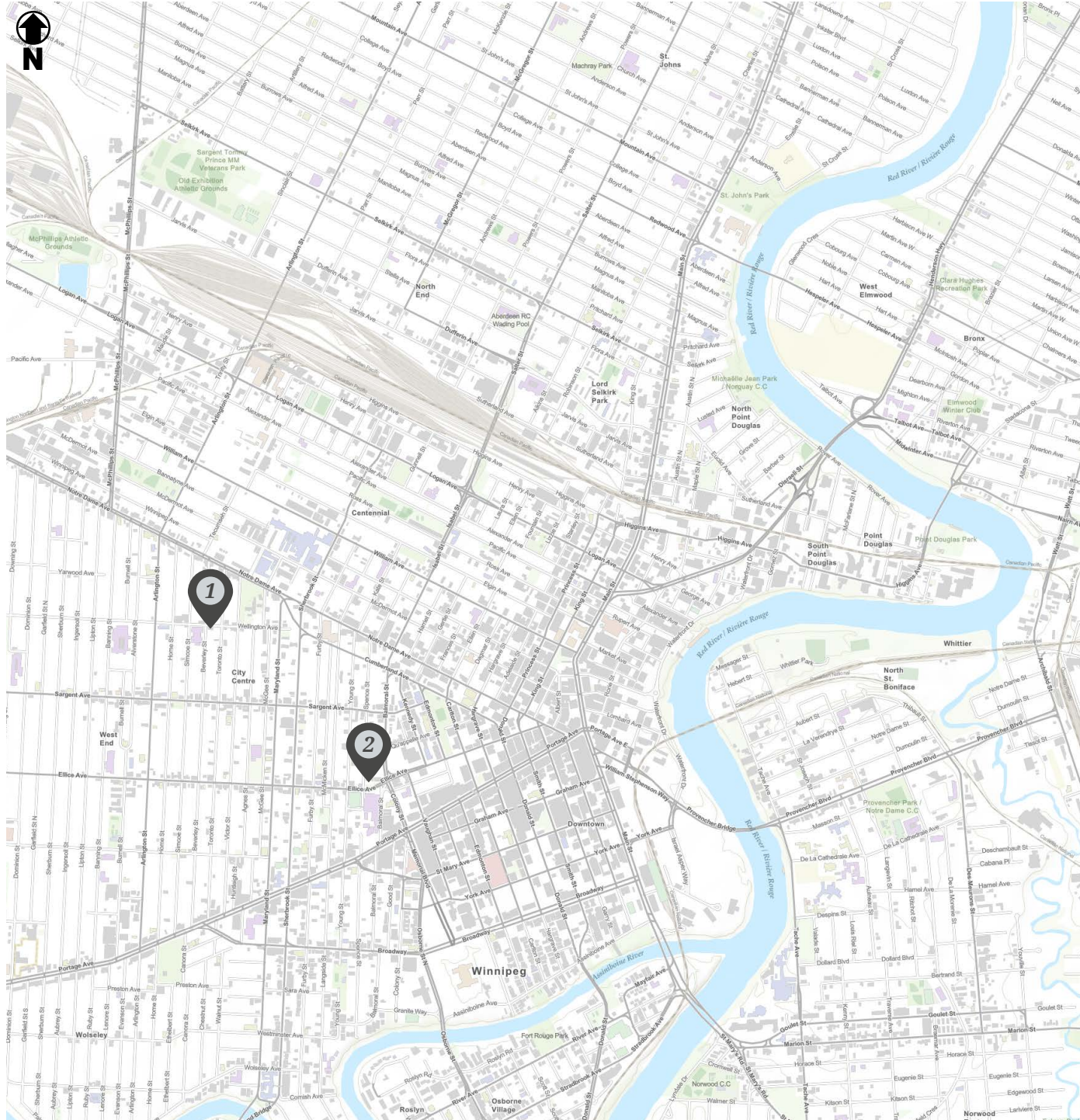
<p>TOTAL RENTAL SUITES</p> <p>52</p>	<p>TOTAL PROPERTIES</p> <p>2</p>	<p>TOTAL SITE AREA</p> <p>23,374 sq. ft.</p>
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1 724 Wellington Avenue | 21 suites



2 435 Spence Street | 31 suites

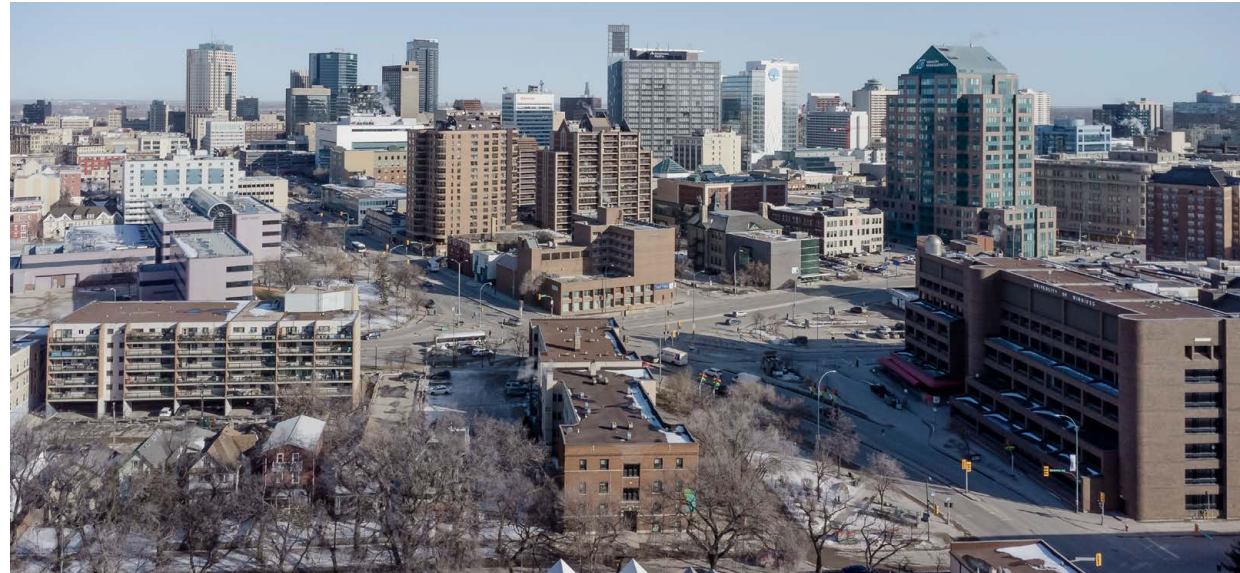


Investment Highlights



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 is well located in the West End area of Winnipeg. Each asset is positioned in close proximity to Downtown Winnipeg, the largest employment area in the City, and the University of Winnipeg, the second largest University in the City.



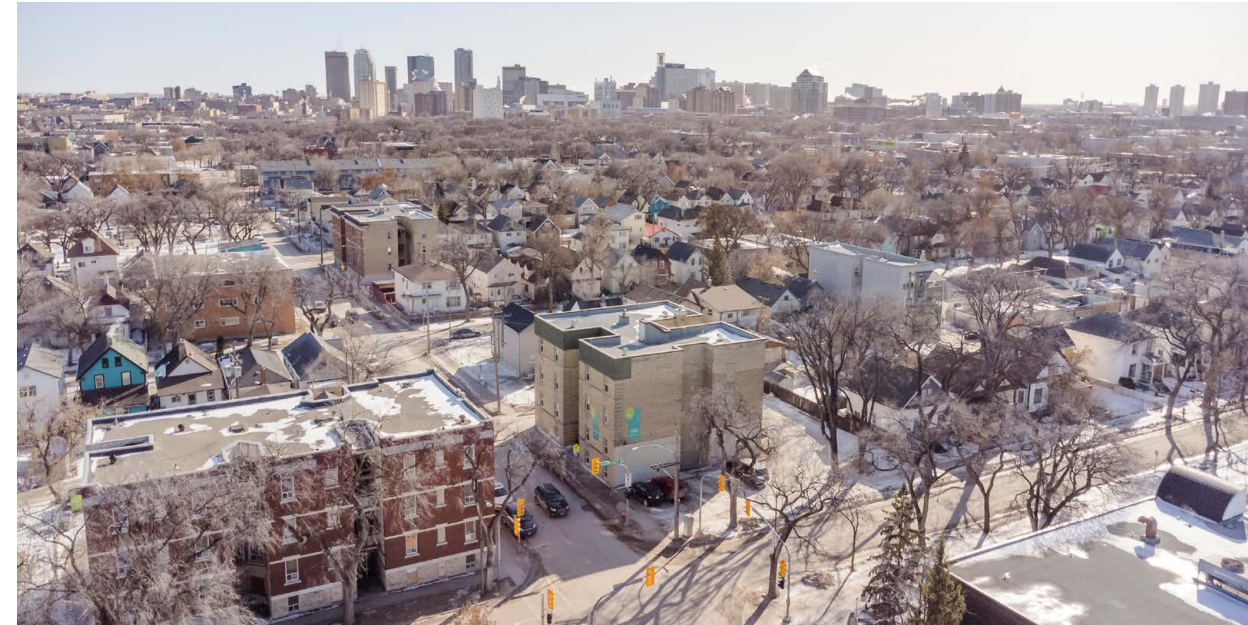
Favourable Debt

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



Asset History

The Properties feature attractive historical architectural elements coupled with significant capital reinvestment. The assets have also benefited from strong historical local management and institutional ownership.



Portfolio Summary



Total
Portfolio
Summary

ADDRESS	724 Wellington Avenue	435 Spence Street																			
YEAR BUILT	1912	1929	-																		
SITE AREA	9,106 sq. ft.	14,268 sq. ft.	23,374 sq. ft.																		
# OF SUITES	21	31	52																		
SUITE MIX	<table border="1"> <tr><td>Studio</td><td>8</td></tr> <tr><td>1 BR</td><td>3</td></tr> <tr><td>2 BR</td><td>10</td></tr> </table>	Studio	8	1 BR	3	2 BR	10	<table border="1"> <tr><td>Studio</td><td>-</td></tr> <tr><td>1 BR</td><td>31</td></tr> <tr><td>2 BR</td><td>-</td></tr> </table>	Studio	-	1 BR	31	2 BR	-	<table border="1"> <tr><td>Studio</td><td>8</td></tr> <tr><td>1 BR</td><td>34</td></tr> <tr><td>2 BR</td><td>10</td></tr> </table>	Studio	8	1 BR	34	2 BR	10
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1 BR	3																				
2 BR	10																				
Studio	-																				
1 BR	31																				
2 BR	-																				
Studio	8																				
1 BR	34																				
2 BR	10																				
AVG. IN-PLACE RENT	\$845	\$937	\$891																		
ZONING	R2-Res-Two Family	R2-Res-Two Family	R2-Res-Two Family																		





CAPITAL COMMERCIAL INVESTMENT SERVICES

300-570 Portage Avenue, Winnipeg, MB R3C 0G4 T (204) 943-5700 | F (204) 956-2783 | capitalgrp.ca

ADVISORY TEAM CONTACTS

BRYN OLIVER

Principal

204-985-1379

bryn.oliver@capitalgrp.ca

Services provided by Bryn Oliver Personal Real Estate Corporation

TREVOR CLAY

Principal, Broker

204-985-1365

trevor.clay@capitalgrp.ca

Services provided by Trevor Clay Personal Real Estate Corporation

LUKE PAULSEN

Vice President - Sales & Leasing

204-985-1358

luke.paulsen@capitalgrp.ca

Services provided by Luke Paulsen Personal Real Estate Corporation

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