FOR SALE

Single Tenant Retail Portfolio

Exclusive Opportunity to Acquire Three Retail Assets Across Ontario and Manitoba on a Portfolio or Individual Basis

739 Henderson Highway, Winnipeg, MB

139 Main Street, Selkirk, MB

2 South Cumberland Street, Thunder Bay, ON

139 Main Street, Selkirk, MB

Investment Opportunity

This offering presents the opportunity to acquire a three-property portfolio comprised of high-quality, single tenant retail assets located in Winnipeg, MB, Selkirk, MB and Thunder Bay, ON. The Portfolio is fully leased to nationally recognized tenants, including CIBC and Boyd Autobody, providing investors with secure, long-term income backed by strong national covenants.

The Opportunity

Capital Investment Services Inc. ("CCIS") and JLL's National Retail Investment Group ("JLL") (collectively, the "Advisors") have been exclusively retained to solicit offers for a portfolio of three single tenant retail assets (the "Portfolio" or "Properties"), available for acquisition on a portfolio or individual asset basis.

Comprising 23,540 square feet of gross leasable area, the Portfolio is 100% leased to nationally recognized, investment-grade tenants, including CIBC and Boyd Autobody & Glass. The Offering provides investors a secure, stabilized income stream with a weighted average lease term (WALT) of approximately 5.5 years.

The Portfolio is anchored by institutional-quality tenancies; CIBC is one of Canada's six Schedule I chartered banks, while Boyd Autobody & Glass operates as part of Boyd Group Services Inc., a publicly traded North American leader in collision repair services.

All three assets are strategically located within established commercial corridors, providing strong visibility, convenient accessibility, and enduring relevance within their respective trade areas.

The combination of creditworthy national tenants, geographic diversification across three markets, and durable long-term cash flow positions this Portfolio as a compelling opportunity for investors seeking stable income and long-term capital security.

100%	100%	23,540	5.5
LEASED	NATIONAL	SQUARE FEET	WALT (YEARS)

739 Henderson Hwy., Winnipeg | 4,495 SF

139 Main St., Selkirk | 6,750 SF

2 S Cumberland St., Thunder Bay | 12,295 SF

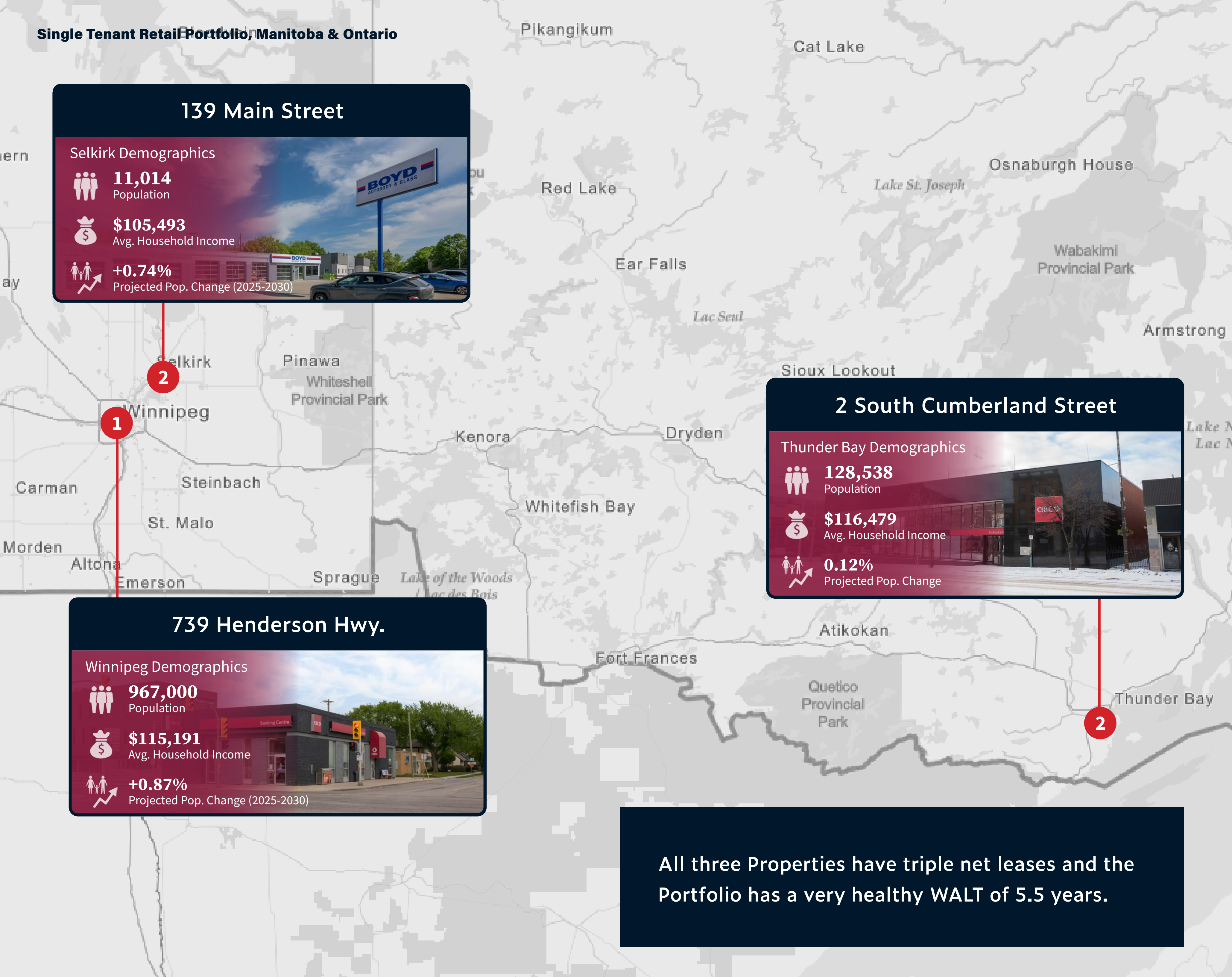
Portfolio Snapshot

	Property Address	GLA (SF)	Site Area (SF)	Remaining Lease Term (Years)
1.	739 Henderson Highway, Winnipeg, MB	4,495	5,103	5.4
2.	139 Main Street, Selkirk, MB	6,750	26,751	5.6
3.	2 South Cumberland Street, Thunder Bay, ON	12,295	8,000	5.4
	Total Portfolio	**23,540**	**39,854**	**WALT 5.5**

739 Henderson Highway, Winnipeg, MB

139 Main Street, Selkirk, MB

2 South Cumberland Street, Thunder Bay, ON



139 Main Street

Selkirk Demographics

11,014
Population

$105,493
Avg. Household Income

+0.74%
Projected Pop. Change (2025-2030)

739 Henderson Hwy.

Winnipeg Demographics

967,000
Population

$115,191
Avg. Household Income

+0.87%
Projected Pop. Change (2025-2030)

2 South Cumberland Street

Thunder Bay Demographics

128,538
Population

$116,479
Avg. Household Income

0.12%
Projected Pop. Change

All three Properties have triple net leases and the Portfolio has a very healthy WALT of 5.5 years.

Investment Highlights

Best-in-Class Covenant

The Portfolio is anchored by institutional-quality tenancy. CIBC is one of Canada's six Schedule I chartered banks, while Boyd Autobody & Glass operates as part of Boyd Group Services Inc., a publicly traded North American leader in collision repair services.

Excellent Income Security

The Portfolio is currently 100% occupied with a weighted average lease term of 5.5 years.

Contracted Lease Term with Embedded Growth

Executed lease extensions provide certainty of income over the hold period, complemented by contractual rent steps that drive predictable growth.

Geographic Diversification Across Stable Secondary Markets

Three assets located in Winnipeg, Selkirk, and Thunder Bay provide exposure to complementary regional economies, reducing reliance on any single market while maintaining stable demand fundamentals.

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