

Multi-Family Investment Building Sale

Zone 2
Property Number 28789

Property Type: Walk-up



Address

3707/11 Whitelaw Lane

Subdivision: Windermere

Legal Description: Unit A/1220818

Zoning Class: RA7

Site Area: 3.01 Acres

Number of Suites: 126

Sale Price: \$28,500,000

Sale Date: Jan 27, 2015

Transfer Number: 152029573

Year Built: 2014

Linc #: 0035129121

Sale Terms

\$9,000,000 cash to \$19,500,000 to Sun Life Assurance Company of Canada

Assessments

Total Year 0

Vendor

Harbour-RMS Windermere Ltd.
Director:
Curtis Way
150 West Railway Street, Edmonton, AB.
T6T 1J1

Purchaser

Centurion Apartments Properties (3707-3711 Whitelaw) Inc.
Director:
Gregory Romundt
25 Sheppard Ave West, Suite 710, Toronto, Ont. M2N

Improvements Description

2 bldgs. Both 4 storey wood frame construction. Building A - 47-2 bdr (888 sq.ft.)
Building B - 3-1 bdr (774 Sq.ft.) & 76-2 Bdr (899 Sq.ft.).
Balconies. Six appliances.

Site Improvements

60 UG parking stalls & surface parking. Landscaped.

Income Analysis

Gross Annual Income	\$2,316,600	Gross Income Multiplier	12.55
Vacancy	46,332 [2.0 %]	Sale Price /Suite	\$226,190.00
Operating Expenses	\$642,049	Overall Capitalization Rate	5.71%
Net Operating Income	\$1,628,219	Net Income/Unit	12,922

Comments

Known as Windermere Village II.

Prepared by The Network on Oct 22, 2015. Visit <http://www.gettelnetwork.com> for more info.

All opinions, estimates, data, and statistics furnished by other sources is believed to be reliable; however, we cannot guarantee its validity or accuracy. Possession of this report or copies thereof does not carry with it the right of publication.