

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
Vacancy	46,332 [2.0 %]
Operating Expenses	\$642,049
Net Operating Income	\$1,628,219

Gross Income Multiplier	12.55
Sale Price /Suite	\$226,190.00
Overall Capitalization Rate	5.71%
Net Income/Unit	12,922

Comments

Known as Windermere Village II.

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Urban Development/Agricultural Land Sale

Zone 3
Property Number 29062

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Address

5203 Winterburn Road NW

Subdivision:

The Hamptons

Legal Description:

Pt SW-18-52-25-W4

Zoning Class: RSL

Site Area: 5.13 Acres

Sale Price: \$1,650,000

Unit Value: 321,647.00 Acre

Sale Date: Jan 28, 2015

Transfer Number: 152031671

Linc #: 0036197458

Sale Terms

Cash

Assessment

Total Year 0

Vendor

The Grange South West Property Corporation
Director:
Irving Kipnes
#400, 10508 - 82 Ave., Edmonton, AB T6E 2A4

Purchaser

1797503 Alberta Ltd
Directors:
Robert Fediuk & Harpreet Singh
9620 - 95 St., Edmonton, AB T6C 3X6

Improvements

Encumbrances

8 Utility rights of way

Designated Future Land Use

Low density residential

Plans In Effect

The Grange ASP
The Hamptons NSP

Comments

Adjoins development and service lines. The purchaser plans to rezone the site to RF4.

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Commercial Investment Building Sale

Zone 2
Property Number 29104

Property Type: Retail: Shopping Centre



Address

4027 106 St

Subdivision: Duggan

Legal Description: A/9/4082RS

Zoning Class: CNC
Site Area: 3.04 Acres
Building Area: 35,694 Sq Ft
Sale Price: \$8,800,000
Sale Date: Mar 4, 2015
Transfer Number: 152072354
Year Built: 1974
Linc #: 0012272952

Sale Terms

Cash to assumption of mortgage & \$1,400,000 to CMLS Financial Ltd

Vendor

Strategic Edmonton Ltd
Shareholder:
Riaz Mamdani
#400, 630 - 8 Ave. SW, Calgary, AB T2P 1G6

Assessments

Total \$5,968,000 Year 2015

Purchaser

Elite Real Estate Investments Inc
Director:
Surinder Mahajan
469 Heffernan Drive, Edmonton, AB T6R 2X1

Improvements Description

3 bldg. complex, concrete block & steel frame construction. One 1,152 sq. ft. single tenant bldg, 24,666 sq. ft. multi-bay bldg & freestanding car wash (9,876 sq. ft. - built 2005). Demised into 17 bays (250 - 9,876 sq. ft.).

Site Improvements

Paved parking & access areas. Pylon sign.

Income Analysis

Gross Annual Income	\$954,631	Gross Income Multiplier	0.00
Vacancy	28,639 [3.0%]	Sale Price /Sq Ft	\$246.54
Operating Expenses	\$328,542	Overall Capitalization Rate	6.79%
Net Operating Income	\$597,450	Net Income/Unit	16.73
		IRR	0.00%

Comments

Known as Duggan Shopping Centre. 715 sq. ft. vacant at sale date (1 bay). The Income Analysis assumes full occupancy. 5 lease expiries in the coming year. Anchored by Mac's and the car wash. Primarily local tenancies. \$9,180. signage revenue.

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Industrial Owner/User Building Sale

Zone 1
Property Number 29121

Property Type: Warehouse



Address

5630 92 St

Subdivision: Coronet Industrial

Legal Description: 14A/5/5906RS

Zoning Class:	IB	
Site Area:	0.42	Acres
Building Area:	10,144	Sq Ft
Site Coverage Ratio:	55%	
Sale Price:	\$1,500,000	
Unit Value:	147.87	Sq Ft
Sale Date:	Apr 30, 2015	
Transfer Number:	152128238	
Year Built:	1978	
Linc #:	0027685529	

Sale Terms

\$20,000 cash to \$1,480,000 to Business Development Bank of Canada

Assessments

Total \$1,450,500 Year 2015

Vendor

1612375 Alberta Ltd
Shareholder:
Tam Tran
16006 - 48 St., Edmonton, AB T5Y 0L3

Purchaser

Arbeau Holdings Ltd
Shareholder:
Mark Arbeau
8408 - 10 Ave., Edmonton, AB T6K 1X1

Improvements Description

Concrete block/steel frame construction. Demised into 500 sf of main floor office & 9,644 sf of whse. 600 amp/480 volt power. 21' - 24' clear ceiling hts. 2 - 5 ton & 2 - 2 ton cranes. 500 sf mezz office (not incl in gross). Three 12' X 14' OH grade loading doors.

Site Improvements

Fully fenced & paved yard. Exterior OH crane with craneway.

Comments

Warehouse addition completed in 2003. Previously sold Aug./11 for \$1,170,000.

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Commercial Land Sale

Zone 3
Property Number 29288

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Address

14240 137 Ave

Subdivision:

Rampart Industrial

Legal Description:

101/2/1522252

Zoning Class: DC1

Site Area: 9.51 Acres

Sale Price: \$11,400,000

Unit Value: 27.52 Sq Ft

Sale Date: Jun 23, 2015

Transfer Number: 152185459

Linc #: 0036672228

Sale Terms

Cash

Vendor

Mihalcheon Holdings Ltd
Shareholder:
Arthur Mihalcheon
74 Valleyview Cres., Edmonton, AB T5R 5T1

Assessment

Total Year 0

Purchaser

137 West Land Holdings Ltd
Director:
Patrick Priestner
56 Windermere Drive SW, Edmonton, AB T6W 0S1

Improvements

Encumbrances

3 Utility rights of way
2 Restrictive covenants
2 Easements

Traffic Volumes

137 Ave. - 27,000 VPD (2013)
142 St. - 9,700 VPD (2013)

Density Analysis

Maximum FAR	1.00
Maximum Ceiling Height	14.00 m
Buildable Area	414,256 Sq. Ft.
Sale Price / Buildable Sq Ft.	\$27.52

Comments

Future site of Kingsway Toyota. Corner site fronting 137 Avenue.

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Industrial Investment Building Sale

Zone 1
Property Number 29463

Property Type: Warehouse: Multi-Bay



Address

4630/4732 91 Ave

Subdivision: Lambton Industrial

Legal Description: 14,15/1/3597NY

Zoning Class: IM
Site Area: 3.67 Acres
Building Area: 66,942 Sq Ft
Sale Price: \$8,175,000
Sale Date: Aug 12, 2015
Transfer Number: 152242207
Year Built: 1976
Linc #: 0010889137

Sale Terms

\$2,043,750 cash to \$6,131,250 to Concentra Financial Services

Vendor

Upcountry Properties (Capilano) Ltd
Director:
Mike Cunning
#380, 233 - W 1st St., Vancouver, BC V7M 1B3

Assessments

Total \$7,405,500 Year 2015

Purchaser

Eastport Properties Limited
Shareholder:
Everett Kearley
2612 Koyl Ave., Saskatoon, SK S7L 5X9

Improvements Description

Concrete block/steel frame construction, partial two storey. 66,942 sq. ft. net leasable. 56,638 sq. ft. of main floor space & 10,304 sq. ft. of second floor office. 8 grade & 7 dock level loading doors. 22 ft ceiling ht. Demised into 15 bays (766 - 14,313 sq. ft.).

Site Improvements

Paved yard (100 parking stalls).

Income Analysis

Gross Annual Income	\$862,722	Gross Income Multiplier	0.00
Vacancy	25,882 [3.0%]	Sale Price /Sq Ft	\$122.12
Operating Expenses	\$310,903	Overall Capitalization Rate	6.43%
Net Operating Income	\$525,937	Net Income/Unit	7.85
		IRR	8.87%

Comments

Known as Capilano Business Centre. 2,450 sq. ft. vacant at sale date (1 office bay - 3.66%). Income analysis assumes full occupancy. Net and gross leases.

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