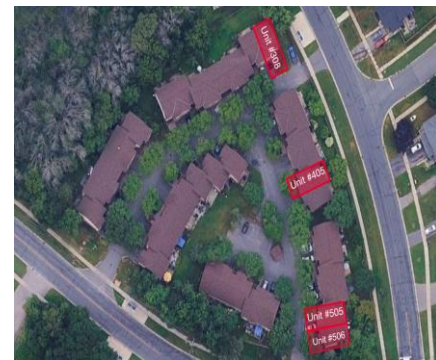


FOUR INVESTMENT TOWNHOMES IN PETERBOROUGH

2650 Marsdale Drive #308, 405, 505, & 506



Ian Wilson, MBA

Managing Director
K2 Commercial Group
iwilson@royalpage.ca
(416)-458-8498



Contact Info:



- 1.0 The Offering**
- 2.0 Property Overview**
- 3.0 Location Overview**
- 4.0 Offering Process**





THE OFFERING

THE OFFERING

K2 Commercial Group and Royal LePage Commercial are pleased to offer an excellent investment portfolio centrally located in Peterborough's East End. The subject properties are four fully leased condo townhomes yielding an averaged leverage cap rate of 8.16%. This portfolio offers an easy turnkey opportunity to buy, hold and benefit from future rental growth and market appreciation. Each townhome has approximately 1500 sq ft of living space, a built-in garage, open concept living and dining areas, eat in kitchen, walk out to either main or lower-level patios. Each townhome also features 3 large bedrooms and 1.5-2 bathrooms.

Note: pricing for each unit is based on a portfolio sale, individual pricing for units in a single sale will differ

ASKING PRICE: \$1,725,000.00

PROPERTY OVERVIEW

Location	Marsdale Drive and Ashburnham Drive
Municipal Address	2650 Marsdale Drive Peterborough ON K9L 1Y2
	Units: 308, 405, 505, 506
Total Area	Each townhome is approximately 1500 sq ft
Zoning	R3
Condo Maintenance Fees	\$1,543.88 / Monthly
Leverage cap rate	8.16%
Property	Investment portfolio of four fully leased condo townhomes



PROPERTY OVERVIEW

	Unit 308	Unit 405	Unit 505	Unit 506
Legal Description	UNIT 22, LEVEL 1, PETERBOROUGH CONDOMINIUM CORPORATION PLAN NO. 30; BLK A PL M1, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT24564; PETERBOROUGH;	UNIT 27, LEVEL 1, PETERBOROUGH CONDOMINIUM CORPORATION PLAN NO. 30; BLK A PL M1, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT24564; PETERBOROUGH;	UNIT 33, LEVEL 1, PETERBOROUGH CONDOMINIUM CORPORATION PLAN NO. 30; BLK A PL M1, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT24564; PETERBOROUGH;	UNIT 34, LEVEL 1, PETERBOROUGH CONDOMINIUM CORPORATION PLAN NO. 30; BLK A PL M1, MORE FULLY DESCRIBED IN SCHEDULE 'A' OF DECLARATION LT24564; PETERBOROUGH;
PIN	287300022	287300027	287300033	287300034
ARN	151404012047900	151404012048400	151404012049000	151404012049100

INVESTMENT ANALYSIS

Income Model

2650 Marsdale Drive		YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5	YEAR 6	YEAR 7	YEAR 8	YEAR 9	YEAR 10
CASH IN FLOWS											
Revenue											
Unit 1		\$ 31,800.00	\$ 32,595.00	\$ 33,409.88	\$ 34,245.12	\$ 35,101.25	\$ 35,978.78	\$ 36,878.25	\$ 37,800.21	\$ 38,745.21	\$ 39,713.84
Unit 2		\$ 31,800.00	\$ 32,595.00	\$ 33,409.88	\$ 34,245.12	\$ 35,101.25	\$ 35,978.78	\$ 36,878.25	\$ 37,800.21	\$ 38,745.21	\$ 39,713.84
Unit 3		\$ 13,812.00	\$ 14,157.30	\$ 14,511.23	\$ 14,874.01	\$ 15,245.86	\$ 15,627.01	\$ 16,017.69	\$ 16,418.13	\$ 16,828.58	\$ 17,249.30
Unit 4		\$ 28,800.00	\$ 29,520.00	\$ 30,258.00	\$ 31,014.45	\$ 31,789.81	\$ 32,584.56	\$ 33,399.17	\$ 34,234.15	\$ 35,090.00	\$ 35,967.25
Unit 5		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Net Revenue		\$ 106,212.00	\$ 108,867.30	\$ 111,588.98	\$ 114,378.71	\$ 117,238.17	\$ 120,169.13	\$ 123,173.36	\$ 126,252.69	\$ 129,409.01	\$ 132,644.23
Total Inflows		\$ 106,212.00	\$ 108,867.30	\$ 111,588.98	\$ 114,378.71	\$ 117,238.17	\$ 120,169.13	\$ 123,173.36	\$ 126,252.69	\$ 129,409.01	\$ 132,644.23
CASH OUTFLOWS											
Expenses											
Property Taxes		\$ 10,906.84	\$ 11,124.98	\$ 11,347.48	\$ 11,574.43	\$ 11,805.91	\$ 12,042.03	\$ 12,282.87	\$ 12,528.53	\$ 12,779.10	\$ 13,034.68
Enbridge Gas		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Hydro		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Water		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Insurance/prof fees		\$ 2,164.32	\$ 2,207.61	\$ 2,251.76	\$ 2,296.79	\$ 2,342.73	\$ 2,389.58	\$ 2,437.38	\$ 2,486.12	\$ 2,535.85	\$ 2,586.56
Repairs		\$ 19,200.00	\$ 19,584.00	\$ 19,975.68	\$ 20,375.19	\$ 20,782.70	\$ 21,198.35	\$ 21,622.32	\$ 22,054.76	\$ 22,495.86	\$ 22,945.78
Maintenance		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Capital Expend		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bell Canada		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Vacancy Rate		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Management Fee		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total Outflows		\$ 32,271.16	\$ 32,916.58	\$ 33,574.91	\$ 34,246.41	\$ 34,931.34	\$ 35,629.97	\$ 36,342.57	\$ 37,069.42	\$ 37,810.81	\$ 38,567.02
NET CASH FLOWS		\$ 73,940.84	\$ 75,950.72	\$ 78,014.07	\$ 80,132.29	\$ 82,306.83	\$ 84,539.16	\$ 86,830.79	\$ 89,183.27	\$ 91,598.20	\$ 94,077.21
NET INVESTMENT (30%)											
										Avg Cash Flow	
										10 years	\$ 83,657.34

INVESTMENT ANALYSIS

Wealth Effect

2650 Marsdale Drive

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Totals
Purchase Price	\$ 1,700,000.00										
Downpayment	\$ 425,000.00										
Net Cash Flow	\$ 73,940.84	\$ 75,950.72	\$ 78,014.07	\$ 80,132.29	\$ 82,306.83	\$ 84,539.16	\$ 86,830.79	\$ 89,183.27	\$ 91,598.20	\$ 94,077.21	\$ 836,573.39
Yearly Principal recapture	\$ 21,494.80	\$ 22,426.33	\$ 23,398.24	\$ 24,412.26	\$ 25,470.24	\$ 26,574.06	\$ 27,725.72	\$ 28,927.29	\$ 30,180.93	\$ 31,488.90	\$ 262,098.76
Yearly Principal Interest	\$ 53,695.88	\$ 52,761.04	\$ 51,785.70	\$ 50,768.08	\$ 49,706.36	\$ 48,598.63	\$ 47,442.89	\$ 46,237.07	\$ 44,978.98	\$ 43,666.38	\$ 489,641.01
Net Income B4 Debt	\$ 73,940.84	\$ 75,950.72	\$ 78,014.07	\$ 80,132.29	\$ 82,306.83	\$ 84,539.16	\$ 86,830.79	\$ 89,183.27	\$ 91,598.20	\$ 94,077.21	\$ 836,573.39
Net Benefit After Interest Including Principal Recapture	\$ 20,244.96	\$ 23,189.67	\$ 26,228.37	\$ 29,364.22	\$ 32,600.47	\$ 35,940.53	\$ 39,387.90	\$ 42,946.21	\$ 46,619.22	\$ 50,410.83	\$ 346,932.38
Net Operating Income	-\$ 1,249.84	\$ 763.34	\$ 2,830.13	\$ 4,951.95	\$ 7,130.24	\$ 9,366.47	\$ 11,662.18	\$ 14,018.92	\$ 16,438.29	\$ 18,921.93	\$ 84,833.62
Net Benefit Including Principal Recapture and Estimated Appreciation (5%)	\$ 105,244.96	\$ 115,889.67	\$ 122,636.37	\$ 129,871.92	\$ 137,534.36	\$ 145,648.89	\$ 154,242.17	\$ 163,342.46	\$ 172,979.67	\$ 183,185.47	\$ 1,430,575.93
Leveraged ROI Average	4.76%	5.46%	6.17%	6.91%	7.67%	8.46%	9.27%	10.10%	10.97%	11.86%	
Leveraged Rate of Return	8.16%	EXPECTED RATE OF RETURN BASED ON \$425,000 INVESTED NOT INCLUDING APPRECIATION									
Leveraged ROI plus appreciation	24.76%	27.27%	28.86%	30.56%	32.36%	34.27%	36.29%	38.43%	40.70%	43.10%	



AERIAL IMAGES



AERIAL IMAGES



AERIAL IMAGES



AERIAL IMAGES – SURROUNDING AREA



TOWNHOMES – EXTERIOR IMAGE





PROPERTY OVERVIEW

PROPERTY DESCRIPTION

Site Location Marsdale Drive and Ashburnham Drive

Transit

- A minute walk from the nearest bus stop (Bus #7) that leads to the flexibus terminal
- 6-minute drive to the Peterborough Bus Terminal
- An hour and a half drive from Toronto via ON-115 and ON-40

Surrounding Property

The property is surrounded by condo townhomes, detached residential properties and recreational attractions and amenities.

Located east of Little Lake

Zoning

R3

Routes and schedules effective September 1, 2024 peterborough.ca/transit

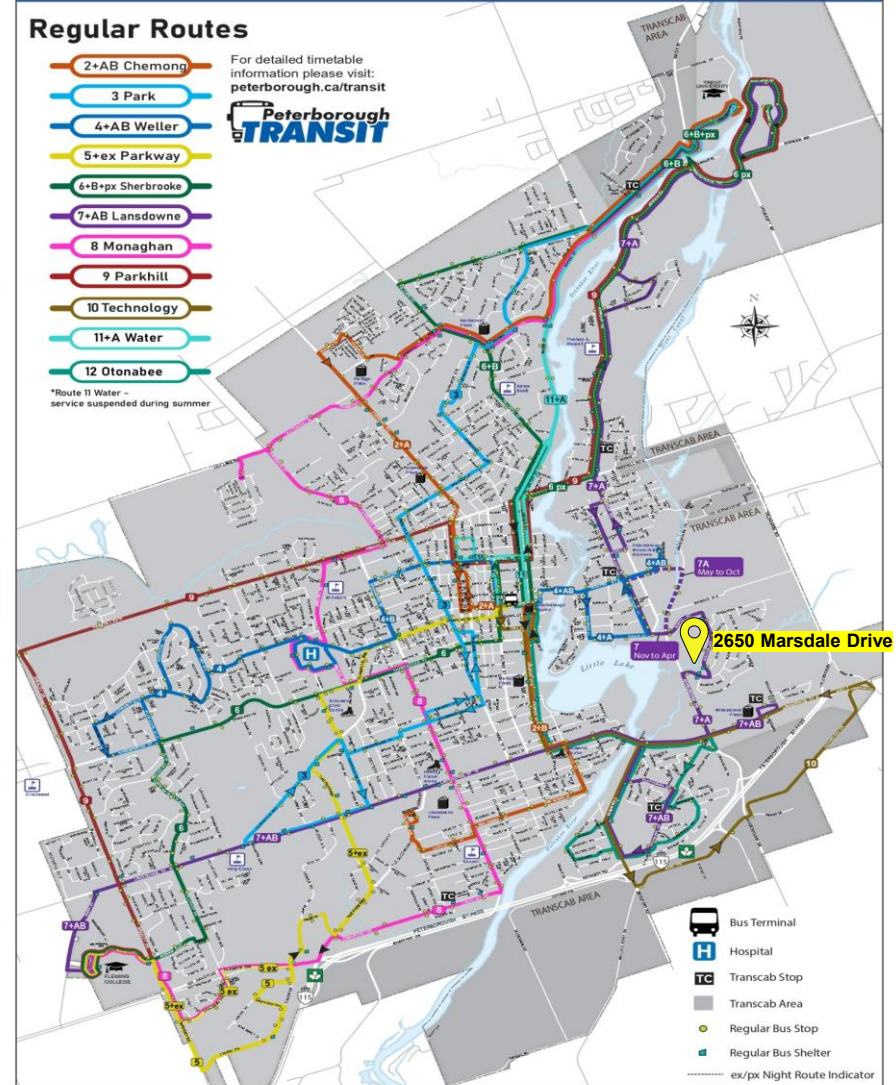
Regular Routes

- 2+AB Chemong
- 3 Park
- 4+AB Weller
- 5+ex Parkway
- 6+B+px Sherbrooke
- 7+AB Lansdowne
- 8 Monaghan
- 9 Parkhill
- 10 Technology
- 11+A Water
- 12 Otonabee

For detailed timetable information please visit: peterborough.ca/transit



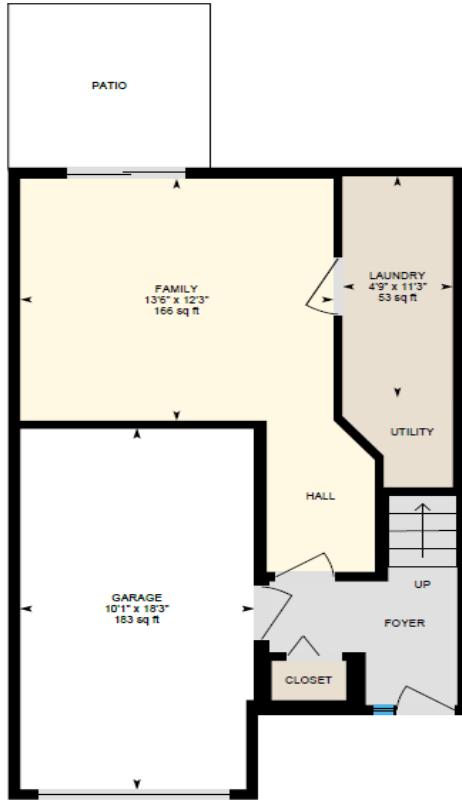
*Route 11 Water service suspended during summer



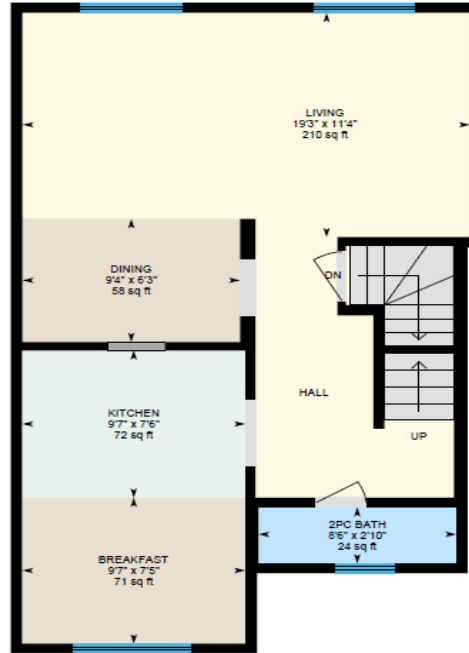


308-2650 Marsdale Dr, Peterborough, ON

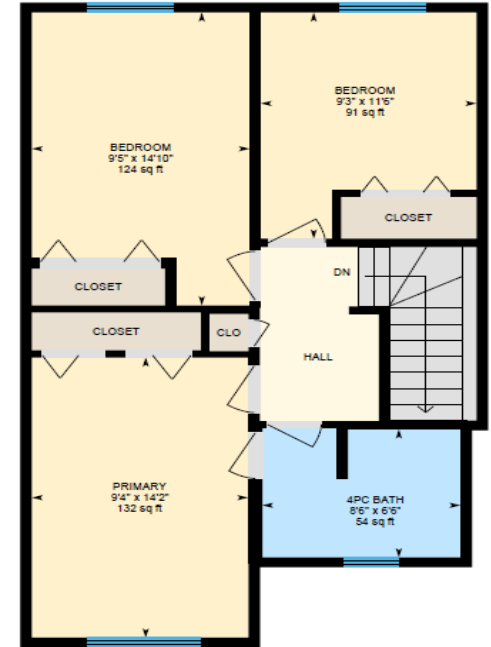
Main Building: Total Exterior Area Above Grade 1623.78 sq ft



Main Floor
Exterior Area 391.91 sq ft



2nd Floor
Exterior Area 618.18 sq ft



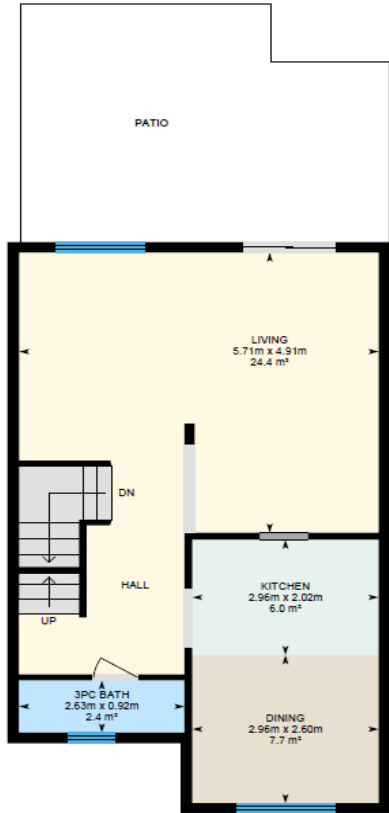
3rd Floor
Exterior Area 613.69 sq ft

FLOOR PLANS – UNIT 405 & 505

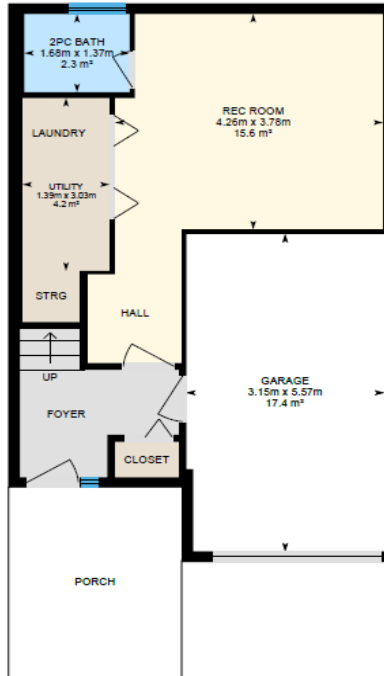
*Floor plan is not exactly like the unit

2650 Marsdale Dr, Peterborough, ON

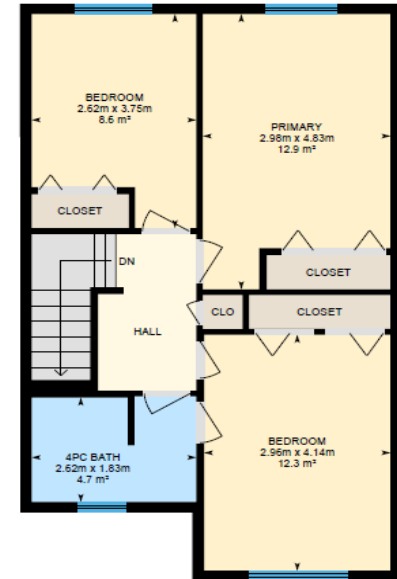
Main Building: Total Interior Area Above Grade 136.61 m²



Main Floor
Interior Area 51.72 m²



1st Floor
Interior Area 32.59 m²



2nd Floor
Interior Area 52.30 m²



FLOOR PLANS – UNIT 506

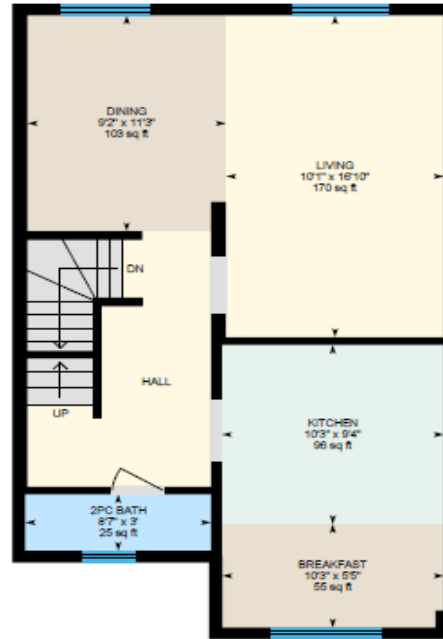
*Floor plan is not exactly like the unit

2650 Marsdale Dr, Peterborough, ON

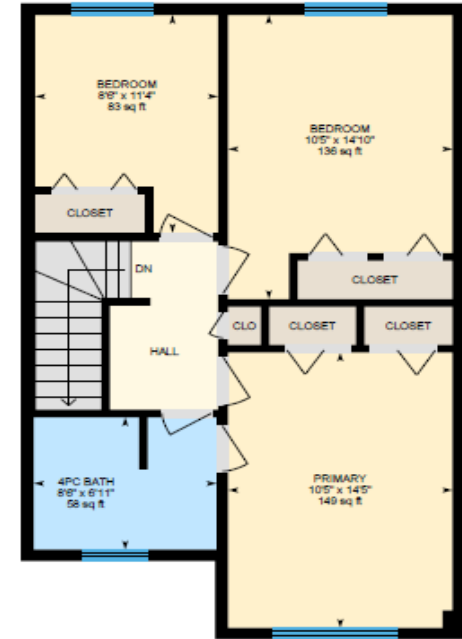
Main Building: Total Interior Area Above Grade 1512.97 sq ft



1st Floor
Interior Area 351.13 sq ft



2nd Floor
Interior Area 580.17 sq ft



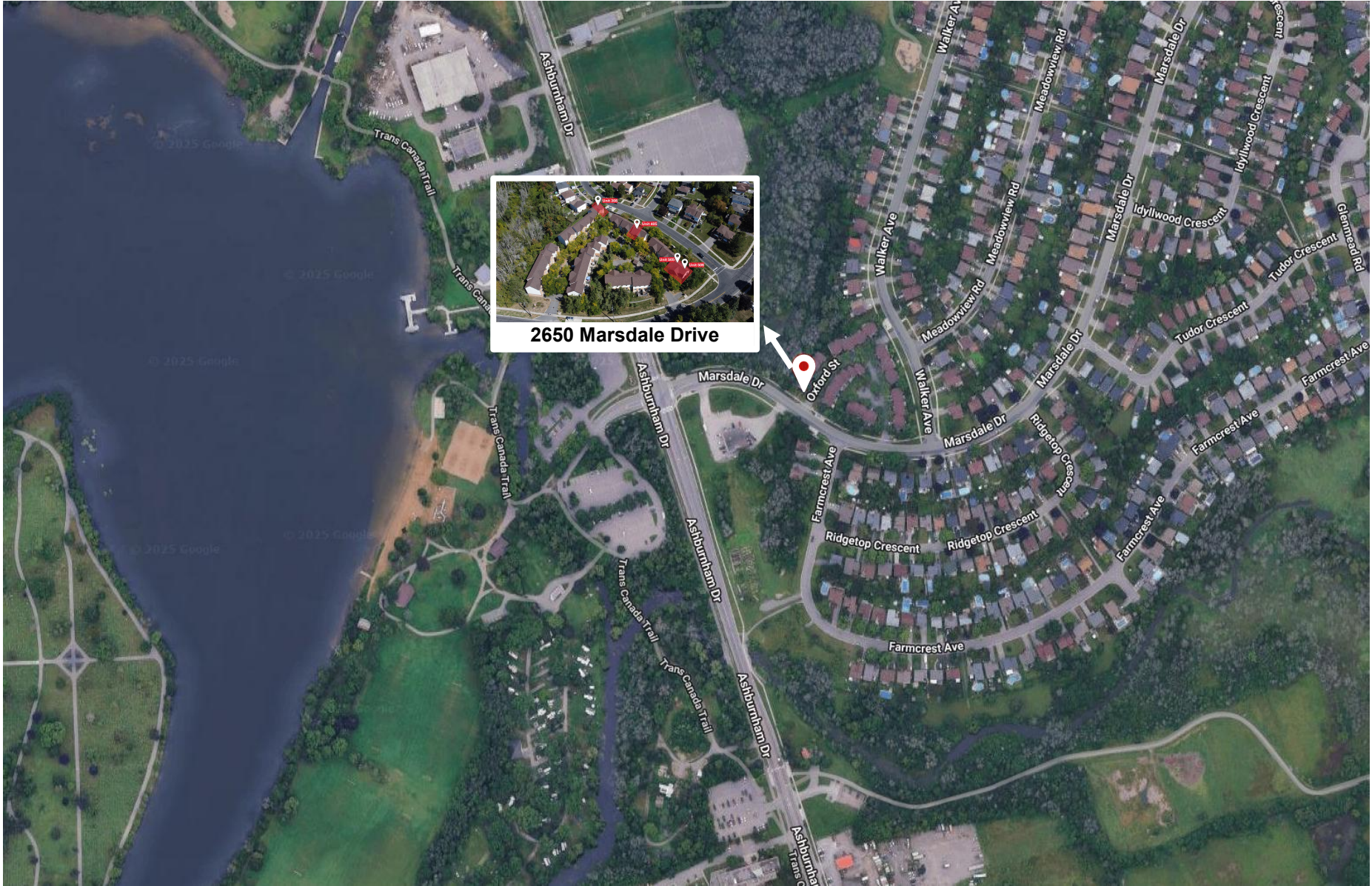
3rd Floor
Interior Area 581.67 sq ft





LOCATION OVERVIEW

LOCATION OVERVIEW



2650 Marsdale Drive

Overview

Ward 4 (Ashburnham) sits on the east side of the Otonabee River and is one of Peterborough's oldest neighbourhoods. Historically a separate village founded in the mid-1800s, it is now a mix of leafy residential streets, parks and riverside attractions. The area includes Armour Hill and Ashburnham Memorial Park, one of the city's highest lookouts, and lies within easy reach of downtown Peterborough's services and cultural assets.

Economy & Development

Ashburnham's local economy is largely residential with small-scale commercial pockets and services that support neighbourhood life. Many residents also work in downtown Peterborough or the broader Kawarthas region. The City of Peterborough actively manages infrastructure and capital works in the area such as road and bridge projects and the Ashburnham Drive realignment to support safety, connectivity and future growth. The city's planning portals also show active development application tracking for sites across the municipality. These infrastructure investments are designed to unlock more effective transit, pedestrian and cycling connections that make nearby redevelopment and infill more feasible.

Community & Lifestyle

Residents enjoy a strong neighbourhood character with mature trees, single-family homes, parks and local green spaces. Armour

Hill and Ashburnham Memorial Park are focal points for outdoor activities and community stewardship. Community groups and stewardship initiatives help maintain trails and natural areas. Cultural and tourism draws like the Trent–Severn Waterway and the Lift Lock are just a short trip away, supporting a lifestyle that blends quiet residential living with easy access to recreation and downtown amenities.

Transportation & Accessibility

Ashburnham benefits from the city's transit network and active-transport planning. Peterborough Transit routes connect the ward to downtown and neighbouring areas, while long-range transportation studies for the east side of the city have identified priority road, bridge and active-transportation projects to handle growth and improve connections across the Otonabee. The neighbourhood's proximity to downtown also makes car trips short and encourages walking and cycling for everyday errands.

Growth & Vision

Peterborough's planning work, including Strategic Growth Area planning and the Community Planning Permit System process, along with site-specific infrastructure projects, signals that the city is preparing the east side including Ashburnham for measured growth and infill. The emphasis in municipal plans and studies is on balancing new residential density with preservation of heritage features, green space and improved multimodal connections. Future development will focus on sensitive infill, improved streetscapes and targeted mid-to-long-term infrastructure upgrades that support both quality of life and sustainable population growth.

LOCATION OVERVIEW

Peterborough



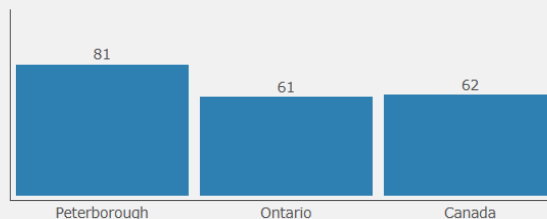
EXCEPTIONAL LIVABILITY SCORE

Peterborough Livability

#26 ranked city in Ontario

#110 ranked city in Canada

Ranks better than 99% of areas



PARKS & REC



This home is located in park heaven, with 4 parks and 31 recreation facilities within a 20 minute walk from this address.

FACILITIES WITHIN A 20 MINUTE WALK

- 2 Playgrounds
- 1 Dog Park
- 6 Volleyball Courts
- 10 Sports Fields
- 1 Beach
- 1 Boating Facility
- 1 Botanical Garden
- 1 Campground
- 1 Community Garden
- 3 Trails
- 1 Nature Centre

SCHOOLS

With excellent assigned public schools near this home, your kids will get a great education in the neighbourhood.

Nearby Schools i

Kaawaate East City Public School

Designated Catchment School
Grades PK to 8
250 Hunter Street

Thomas A. Stewart Secondary School

Designated Catchment School
Grades 9 to 12
1009 Armour Rd

TRANSIT

Public transit is at this home's doorstep for easy travel around the city. The nearest street transit stop is only a minute walk away, and the nearest rail transit stop is 4.7 km away.

Nearest Rail Transit Stop
Oakville GO

Nearest Street Level Transit Stop
North Ridge Trail + Arrowhead Rd



SAFETY

With safety facilities in the area, help is always close by. Facilities near this home include a police station, a fire station, and a hospital within 4km

Peterborough Regional Health Centre
1 Hospital Dr

Fire Station
210 Sherbrooke St

Police Station
453 Lansdowne Street East

Statistic	Peterborough	Ontario	National
Population	89,500	14,804,681	38,134,230
Population density (sq km)	1,324	15	4
Median age	42.3	40.9	40.9
Male/Female ratio	1.1:1	1.0:1	1.0:1
Married couples	63%	71%	66%
Families w/ kids at home	36%	46%	43%
Speak English only	91.9%	86.1%	68.8%
Speak French only	0.0%	0.3%	4.5%



OFFERING PROCESS



OFFERING MEMORANDUM (OM)

This **Offering Memorandum (OM)** has been provided to parties who have expressed an interest in investigating the property to determine whether they wish to proceed with an offer submission.

While the information contained in this OM has been obtained from various sources that we consider as being reliable, neither the Seller nor Royal LePage Real Estate Services (the Advisor) make any representations, declarations or warranties expressly or implied, as to the accuracy or completeness of the information contained herein. Both the Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications and such information or statements should not be relied upon by prospective buyers who are strongly advised to complete independent investigation and verification before submitting an offer. The Seller and the Advisor expressly disclaim any and all liability for any omissions in the OM or any other written or oral communications which have been provided to the prospective buyer.

The OM has been provided to interested parties for information purposes only and on the understanding that interested parties will use the OM for the purposes set out herein and upon and subject to the terms of the of the Confidentiality Agreement (CA). The Seller and the Advisor are under no obligation to provide the recipient with access to additional information.

Both the Seller and the Advisor strongly advise prospective buyers to conduct their own independent investigations and verification of the information provided herein, and should seek advice from planning, engineering, environmental, legal, accounting, and tax, and other industry professionals prior to submitting an offer on the property.

OFFERING PROCESS

Offers will be considered when submitted. Please allow Two (2) days irrevocable period.

Offers may be submitted electronically or in hard copy to either;

Royal LePage Real Estate Services

Ian Wilson, MBA

3031 Bloor Street West

Toronto, On, M8X 1C5

416-458-8498

iwilson@royallepage.ca

SUBMISSION GUIDELINES

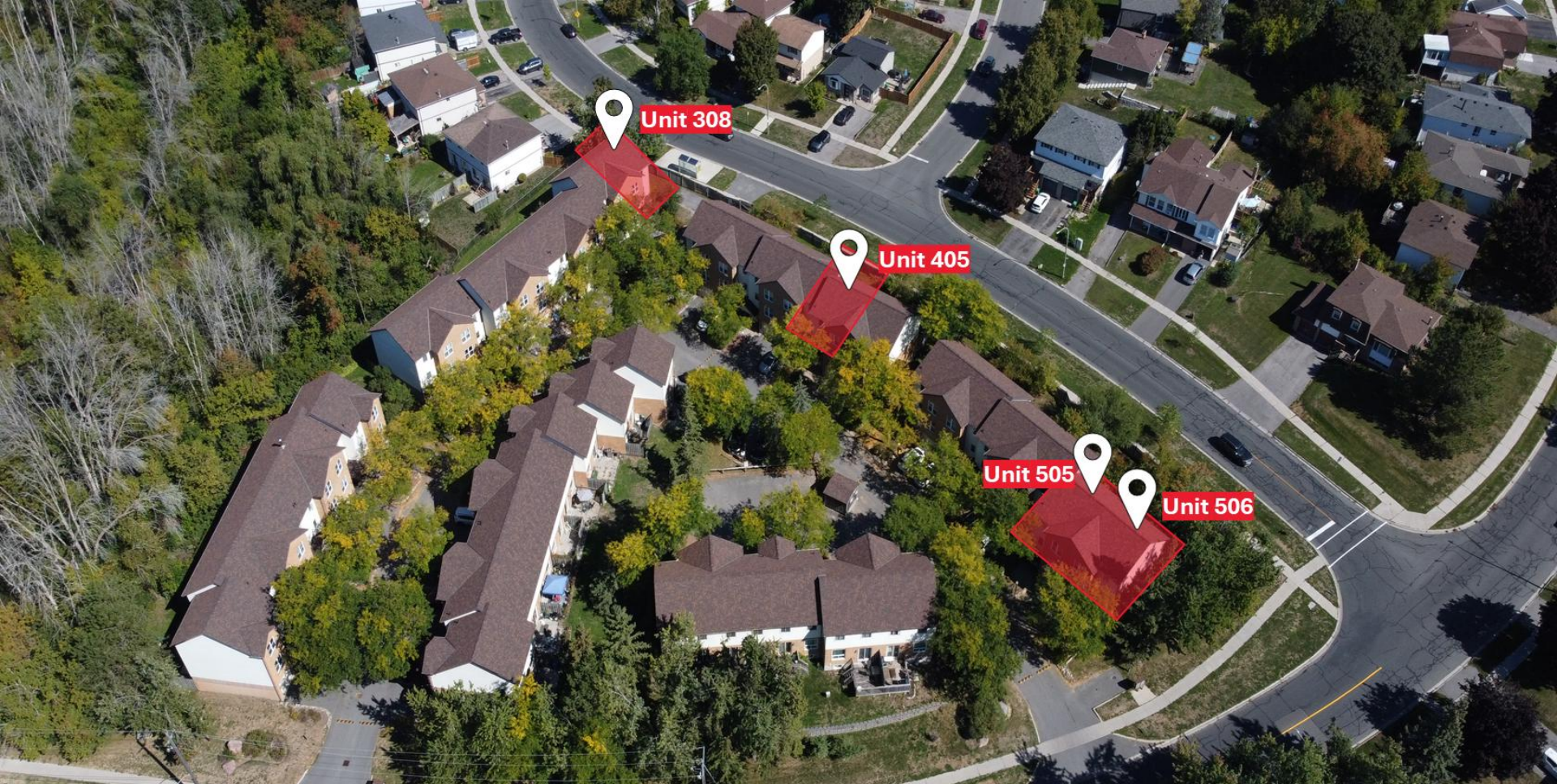
Offers and supporting documentation should include the following:

- The purchase price
- Indication of the conditions and due diligence and closing timelines;
- The name of the beneficial owners, if the buyer is a company

The seller reserve the right to remove the offering from the market and to alter the offering process, as described above, at its sole and absolute discretion.

SALE CONDITIONS

The property and all fixtures included are to be purchased on an “as is, where is” basis and there is no warranty, express, or implied, as to title, description, condition, cost, size merchantability, fitness for purpose, quantity, or quality thereof. Information relating to the property provided by the Advisor has been provided solely for the convenience of the prospective buyer and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale unless expressly agreed to in the binding purchase and sale agreement between the seller and the buyer.



Ian Wilson, MBA

Managing Director
K2 Commercial Group
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(416)-458-8498



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