



130-SUITE MULTIFAMILY OFFERING

Widlake Manor & Kildare Manor

704 & 708 KILDARE AVENUE EAST, WINNIPEG, MANITOBA

The Offering

Capital Commercial Investment Services has been retained by the Vendor, Group II Investments Inc., to exclusively market for sale a 100% interest in a portfolio of two multifamily apartment buildings totaling 130 suites. The Properties are located in the Transcona neighbourhood of Winnipeg, Manitoba and are being offered on a portfolio basis. Situated adjacent to one another, the Properties benefit from a strong location within one of Winnipeg's best-performing rental markets.



2 BUILDINGS

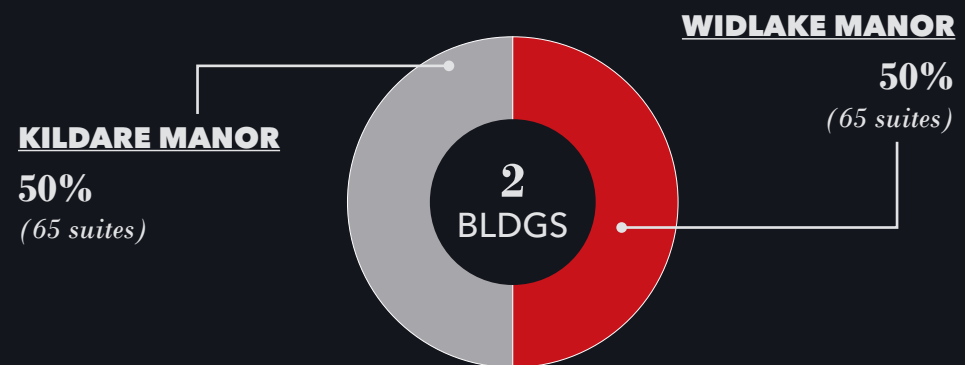


130 TOTAL SUITES

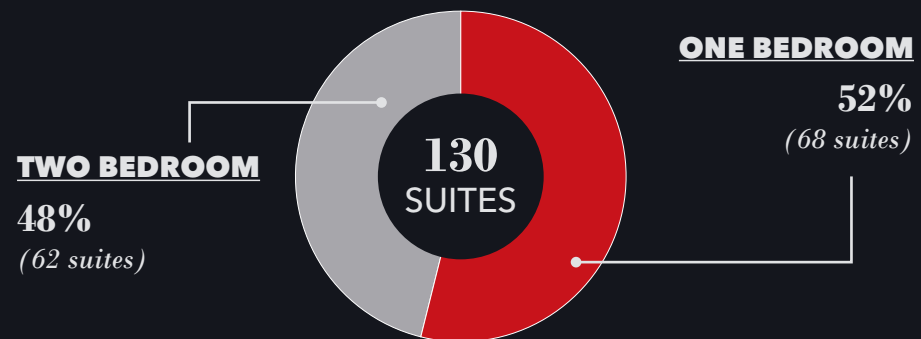


2.85 acres TOTAL SITE AREA

DEVELOPMENT BREAKDOWN



SUITE MIX BREAKDOWN



	Widlake Manor	Kildare Manor
ADDRESS	704 Kildare Avenue E	708 Kildare Avenue E
TOTAL SUITES	65	65
1 BEDROOM	35	33
2 BEDROOM	30	32
ZONING	RMFM	RMFM
LAND AREA (ACRES)	1.44	1.41
YEAR BUILT	1969	1969
PARKING STALLS (+/-)	60	60
NUMBER OF STOREYS	3	3



Property Highlights



STABLE INCOME PROFILE

- » The Portfolio offers investors an extremely stable yield with historically low vacancy.
- » Excellent suite mix between 1 & 2 bedroom units.
- » Assumable CMHC financing at below market interest rates provides investors with an attractive yield profile.



LOCATION

- » The Properties are located within the Transcona neighborhood, one of Winnipeg's strongest rental areas with some of the lowest vacancy rates in the City at 0.7%.
- » Strategic location in close proximity to numerous schools, parks and retail amenities and along a major bus route on Kildare Avenue East.



UPSIDE POTENTIAL

- » Significant upside potential through renovation potential and removal of existing discounts.
- » The average in-place rents are 14.7% and 22.7% below market rents for the Transcona area for one and two bedrooms respectively.



SCALE

- » With a total of 130 suites, this allows for immediate scale for a new purchaser.
- » The proximity of the two buildings provides management efficiency and flexible approaches to on-site management.

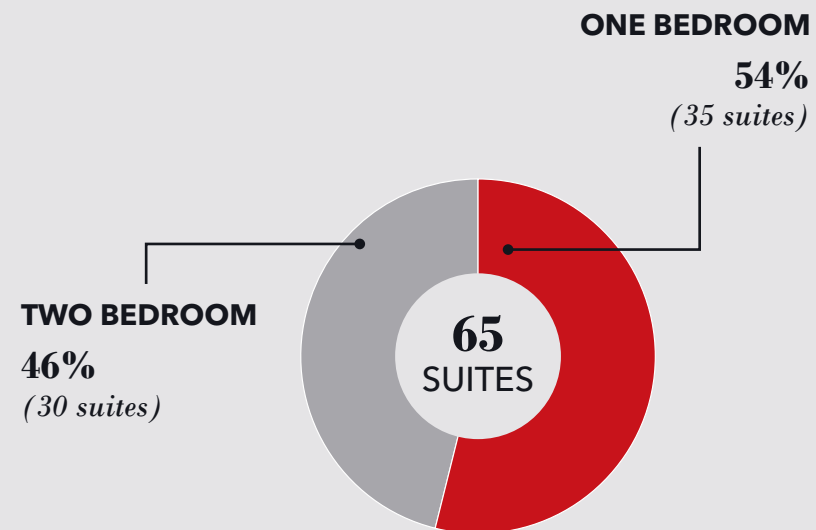
Widlake Manor

PROPERTY DETAILS

ADDRESS	704 Kildare Avenue East
YEAR BUILT	1969
PROPERTY TYPE	3-storey walk-up
SITE AREA	1.44 acres
PARKING STALLS (+/-)	60
AVERAGE RENT IN-PLACE	1 Bedroom: \$1,006 2 Bedroom: \$1,180



SUITE BREAKDOWN

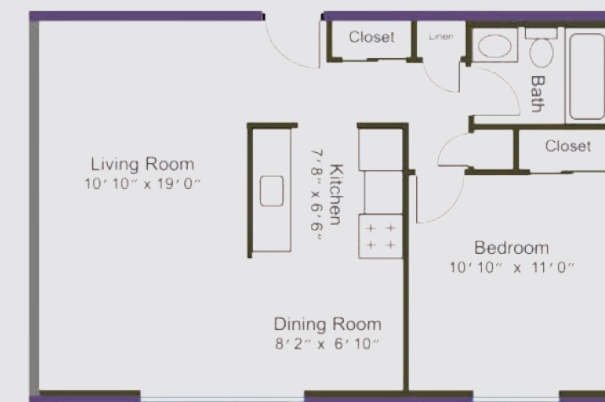


BUILDING SPECIFICATIONS

STRUCTURE	Wood framed floor assemblies reinforced by concrete grade beams. The building also possesses a shallow crawlspace extending throughout the building. The main sewer lines were replaced in 2015/2016
ROOF	Modified Bitumen replaced in 2004
EXTERIOR	Block exterior wall systems with brick veneer masonry
WINDOWS	PVC
MECHANICAL	Heating is provided by 2 Lochinvar boilers installed in 2015 and cooling is provided by wall mounted air conditioning units
ELECTRICAL	Main Electrical service consists of a 400 Amp, 120/240 Volt, 3 phase, 4 wire service
COMMON AREA	Hallways are carpeted, with new paint and new LED lighting

SUITE LAYOUTS

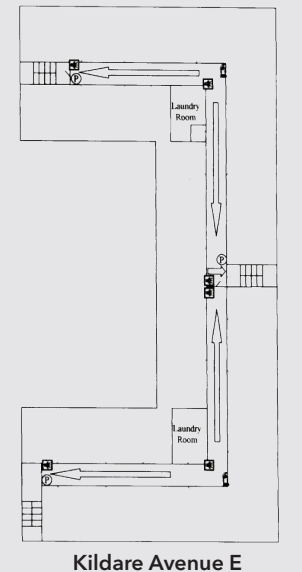
1 BEDROOM (30'2" x 19'2")



2 BEDROOM (40'11" x 19'0")



TYPICAL FLOOR PLAN



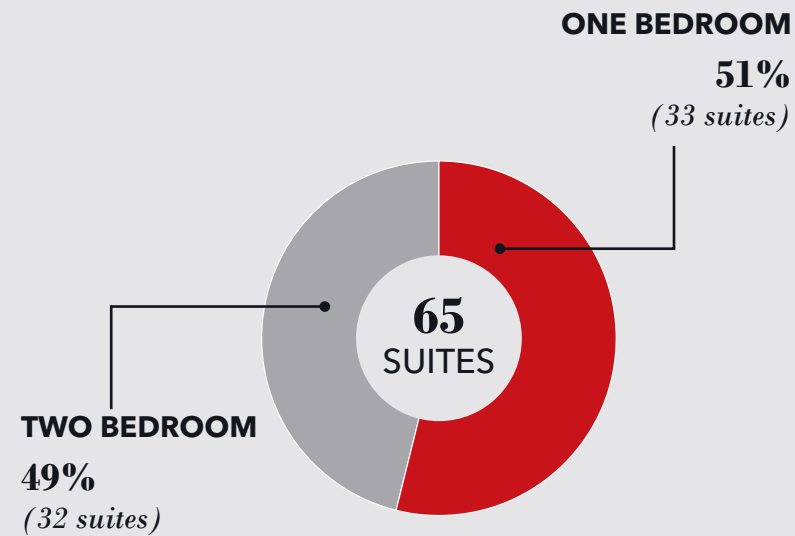
Kildare Manor

PROPERTY DETAILS

ADDRESS	708 Kildare Avenue East
YEAR BUILT	1969
PROPERTY TYPE	3-storey walk-up
SITE AREA	1.41 acres
PARKING STALLS (+/-)	60
AVERAGE RENT IN-PLACE	1 Bedroom: \$1,030 2 Bedroom: \$1,188



SUITE BREAKDOWN



BUILDING SPECIFICATIONS

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TYPICAL FLOOR PLAN



Kildare Avenue E



COMMERCIAL INVESTMENT
SERVICES

CAPITAL COMMERCIAL INVESTMENT SERVICES

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