



FOR SALE

**512 PRINCESS AVE & 531 QUEENS AVE E
BRANDON, MB**



THE OFFERING

Cushman & Wakefield | Stevenson Investment Team (“CWSIT”) is pleased to offer for sale a 100% freehold interest in two recently constructed multi family assets totalling (45) units located in Brandon, MB at 512 Princess Avenue (“Princess”) and 531 Queens Avenue East (“Queens”).

Princess is an infill 3-Storey walk up rental building located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset features 24 2-bedroom units and is walking distance from Brandon University, Assiniboine Community College and Brandon’s Central Business District.

Queens features 21 3-bedroom stacked townhome units located across four buildings which are efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.

Sale Price: \$9,000,000 (\$200,000 per suite)



Immediate Scale

45-unit portfolio offering over 2 properties and 6 buildings



Attractive Assumable Debt Financing

Each property has CMHC-insured assumable mortgages at below-market rates



Newer Construction

Both assets built in 2015/2016



Fully Occupied & Stabilized

Current occupancy 100%



BRANDON AT A GLANCE

Manitoba's second largest city, situated in the southwest corner of Manitoba, one hour from the USA and Saskatchewan borders and two hours from the Winnipeg International airport and a Brandon/Winnipeg shuttle service.

Energy Costs

Among the lowest electricity costs in North America



Abundance of year-round recreational opportunities

Cottage country as close as 20 minutes



Health Centre

Fully accredited Regional Health Centre



In-city commute of 12 minutes

Brandon Municipal Airport offers daily Brandon/Calgary direct passenger air service via Westjet



The Community

- The Community 24 Schools including elementary, middle years and high schools and post-secondary institutes including Brandon University, Assiniboine Community College & Manitoba Emergency Services College
- Full-service retail including Walmart, Home Depot, Staples, Canadian Tire, Best Buy, Mark's, Winners, Michaels, Sport Chek, Safeway, Sobey's, Superstore and many more
- Over 30 registered child care facilities as well as licensed & unlicensed private in-home child care
- More than 125 restaurants, eateries, bars and lounges, many offering regular live entertainment Arts, recreation and cultural events include; sports, theatre, concerts, plays, ballet, festivals, fairs, rodeos
- WHL Hockey Team: Brandon Wheat Kings

AERIAL VIEW

DEMOGRAPHICS



POPULATION

51,313 (2021)
up 5% from
2016



AVERAGE AGE

39



AVG. HOUSEHOLD INCOME

Brandon (CY) \$97,000
Manitoba: \$98,000
Canada: \$105,000

BRANDON APARTMENT STATS

Type	Average Rent (2022)
Bachelor	\$611
1 Bedroom	\$781
2 Bedroom	\$1,015
3 Bedroom	\$1,317
Vacancy Rate (2022)	2.5%

Corral Centre

512 PRINCESS AVE



Brandon University

VICTORIA AVE

1ST ST

18TH ST

Keystone Centre

Assiniboine College

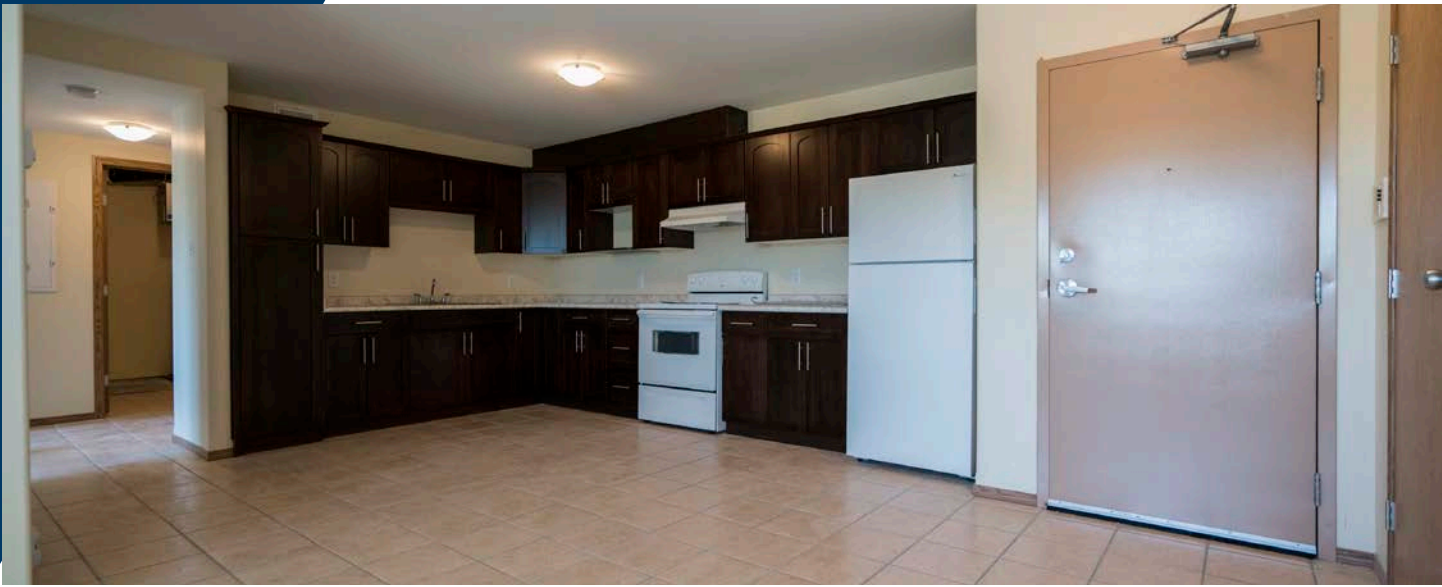
531 QUEENS AVE E



Shoppers Mall

512 PRINCESS AVE

IMAGES



531 QUEENS AVE E

IMAGES





OFFERING PROCESS

All inquiries should be directed to:

Chris Macsymic (Deal Lead)

Executive Vice President & Principal

Chris Macsymic Personal Real Estate Corporation

T 204 928 5019

C 204 997 6547

chris.macsymic@cwstevenson.ca

Offers to be reviewed by the Vendor as received.

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Chris Macsymic.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Information Memorandum, they will be granted access to an online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact Chris Macsymic if you require any assistance in accessing the Data Room.



CONTACT

Chris Macsymic (Deal Lead)
Executive Vice President & Principal

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