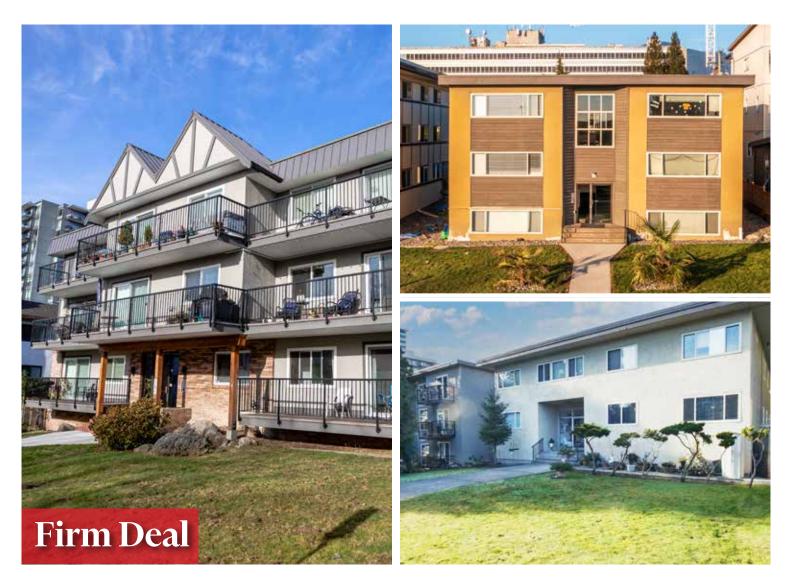
For Sale



North Vancouver Apartment Portfolio

WELL MAINTAINED THREE BUILDING PORTFOLIO CURRENTLY DESIGNATED FOR HIGHER DENSITIES

146 East 12th Street, 220 East 12th Street & 1621 St. Georges Avenue, North Vancouver, BC



The Opportunity

CBRE is pleased to present the opportunity to acquire three exceptionally well-located apartment buildings in North Vancouver, British Columbia containing a total of 43 suites. The buildings have been maintained and upgraded in a first-class manner with extensive capital invested into the buildings over the past several years. All three properties are in Central Lonsdale in the City of North Vancouver, which is an area that is highly desirable and slated for higher densities as described in the CNV Official Community Plan.



For Sale North Vancouver Apartment Portfolio

North Vancouver, BC

DDRESSES	146 East 12th Street, North Vancouver 220 East 12th Street, North Vancouver 1621 St. Georges Avenue, North Vancouver
H STREET T SITE	18 Suites + 11 One Bedroom + 6 Two Bedroom + 1 Three Bedroom
H STREET	11 Suites + 5 One Bedroom (1 unauthorized) + 6 Two Bedroom
SES AVENUE	14 Suites + 11 One Bedroom + 2 Two Bedroom + 1 Three Bedroom

Investment Highlights

+ Three buildings containing 43 suites (1 unauthorized)

Excellent suite mix with 27 one bedroom, 14 two bedroom, and 2 three bedroom units

Extensive capital has been invested into the building including new boilers, new plumbing, balcony replacements, drain tile replacements, new windows, unit legalizations, etc. The work was all completed with the intention of holding these assets long term.

The properties are slated for higher densities under the current CNV Official Community Plan which outlines a 2.60 floor space ratio for new rental residential buildings

All three properties are in close proximity in central Lonsdale, which is a highly desirable neighbourhood surrounded by many amenities and transit options (bus, seabus) offering a high quality of life and a good tenant profile.

Value-Add Opportunity

With many of the rents significantly below market, the North Vancouver Apartment Portfolio provides investors with a value-add opportunity to significantly increase cash flow by raising rents to market upon turnover through a renovation program.

146 East 12th Street



CAPITAL IMPROVEMENTS

The building underwent a significant rehabilitation in 2016* which included a complete rebuild of the decks, replacement of the windows, interior & exterior paint, common area renovations, metal roof installation (combination roof), suite legalization, the boiler was replaced in 2019* with a new high efficiency IBC unit, etc. In addition to the work that was completed by the current owner, the previous owner re-piped the building.

\leq	Rebuilt decks		Metal roof replacemer (combination roof)
\leq	Exterior Door & Window replacement		1 suite legalization
\leq	Interior & exterior paint		New IBC boiler
\leq	Common area renovation	\square	Building re-piped
\leq	Electrical panel & main service upgrade		Telus fibre installed

Development Potential

MUNICIPAL A SITE DIMENSI SITE SIZE (SC CURRENT ZON OFFICIAL COM PLAN (OCP) DE OCP FLOOR SPACE RATIO

POTENTIAL DE

Building D

YEAR BUILT SUITE MIX ON TW THRE

> PARK STORA

Price

PLEASE CONTACT LISTING AGENTS
Income Details

PLEASE CONTACT LISTING AGENTS

*Approximate date of work

Firm Deal

North Vancouver Apartment Portfolio North Vancouver, BC

DDRESS	146 East 12th Avenue, North Vancouver
ION (FT.)	99.9 ft. by 139.7 ft.
Q. FT.)	13,962 sq. ft.
NING	RM-1
IMUNITY ESIGNATION	Residential Level 5 (Medium Density)
(FSR)	2.60
ENSITY (SQ. FT)	36,300 sq. ft.
etails	
	1968
NE BEDROOM	11
O BEDROOM	6
EE BEDROOM	1
ING STALLS	16
GE LOCKERS	17
LAUNDRY	Owned

220 East 12th Avenue



CAPITAL IMPROVEMENTS

The building has had a number of recent upgrades with the exterior drain tile being completely

Drain-Tile replaced

New IBC Boiler

Building Re-Piped

- New Water & Storm Hook Up
- Telus Fibre Installed

Building Details

YEAR BUILT SUITE MIX

Development Potential

MUNICIPAL A SITE DIMENS SITE SIZE (SC CURRENT ZO OFFICIAL COM PLAN (OCP) D

OCP FLOOR SPACE RATIO (FSR)

Price

PLEASE CONTACT LISTING AGENTS **Income Details**

PLEASE CONTACT LISTING AGENTS

For Sale

North Vancouver Apartment Portfolio North Vancouver, BC

1958 ONE BEDROOM 5 (1 Unauthorized) **TWO BEDROOM** PARKING STALLS **STORAGE LOCKERS** LAUNDRY Owned

DDRESS	220 East 12th Avenue, North Vancouver
ION (FT.)	62 ft. x 129.9
Q. FT.)	8,044.81 sq. ft.
NING	RM-1
IMUNITY ESIGNATION	Residential Level 5 (Medium Density)
	2.60

POTENTIAL DENSITY (SQ. FT.) 20,917 sq. ft.

1621 St. Georges Avenue

APARTMENT INVESTMENT



CAPITAL IMPROVEMENTS

The building has had a number of recent upgrades with the building being completely re-piped in

_/	Ground	floor	suite
\leq	logaliza	tion	

New IBC Boiler

Building Re-Piped

Telus Fibre Installed

Building Details

YEAR BUILT SUITE MIX 0 ΤW THRE

> PARK STORA

Development Potential

MUNICIPAL A SITE DIMENSI SITE SIZE (SF CURRENT ZON OFFICIAL COM PLAN (OCP) DE

OCP FLOOR SPACE RATIO

POTENTIAL DENSITY (SF) *SITE SIZE TAKEN FROM BC ASSESSMEN

Price

Income

For Sale

North Vancouver Apartment Portfolio North Vancouver, BC

	1965
NE BEDROOM	11
O BEDROOM	2
EE BEDROOM	1
ING STALLS	10
GE LOCKERS	12
LAUNDRY	Owned
BIKE ROOM	3 Large Locking Posts

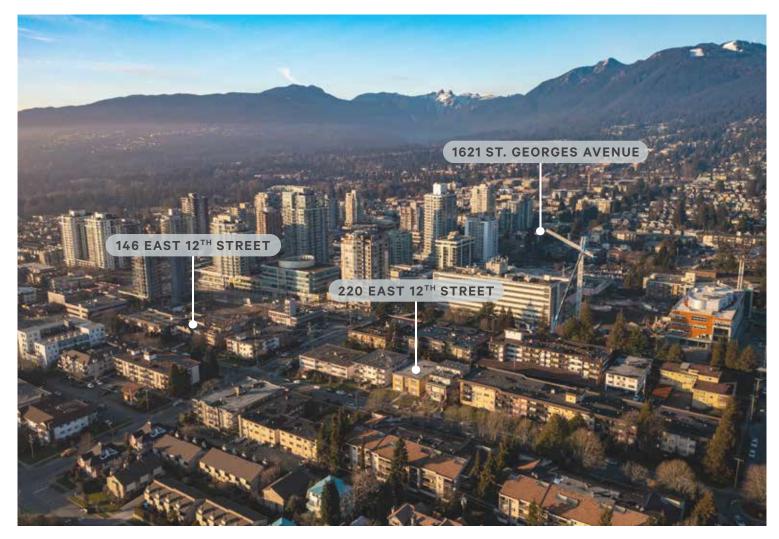
DDRESS	1621 St. Georges Avenue, North Vancouver
ION (FT.)	66 ft. x 140.8 ft.
-)	9,285 sq.ft.
NING	RM-1
MUNITY ESIGNATION	Residential Level 5 (Medium Density)
(FSR)	2.60
ENSITY (SF)	24,142

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For Sale

North Vancouver Apartment Portfolio



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