

TRINITY APARTMENTS

380 & 400 Third Street, Nanaimo, BC

Rental Building of Scale on a Large 1.35 Acre Site

80%+ AVAILABLE LTV

FOR SALE

5.30% CAP RATE



Opportunity to acquire a well-maintained 70-suite rental apartment complex on a large 1.35 acre site located less than 5 minutes away from Downtown Nanaimo and Vancouver Island University

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BRITISH COLUMBIA



INVESTMENT HIGHLIGHTS

- 
UNIQUE SCALE
 With 70 suites, the Trinity Apartments offers unique scale providing for management efficiencies in a market characterized by smaller buildings.
- 
LOW MAINTENANCE BUILDING DESIGN
 The "California" architectural design provides a low maintenance and cost-effective alternative to traditional buildings as there are no common area hallways and lobbies to heat, maintain and clean.
- 
TENANT PAID HEAT
 Electric heat metered to and paid for by the tenants significantly reducing owner operating expenses.
- 
SUITE MIX & CONVERSION POTENTIAL
 Larger than average studio suites with individual entrances appeal to a wide range of tenants, maximize per square foot rents, generate healthy turnover and present the opportunity to convert the large studios into Jr. 1 Bedrooms suites to further maximize rental revenue.
- 
STRONG FUNDAMENTALS
 Canadian multifamily is one of the tightest property sectors in North America and the Nanaimo rental market is characterized by a growing housing undersupply, ownership cost challenges and record population growth leading to near zero vacancy levels and rapid market rent growth.

THE OFFERING

The **CBRE National Apartment Group-BC** is pleased to present the exclusive opportunity to acquire the 100% interest in the **Trinity Apartments**, a 70-suite rental apartment complex prominently located on Third Street in Nanaimo within walking distance to Vancouver Island University and a host of tenant friendly shops, services and amenities including the Nanaimo Ice Centre, Aquatic Centre and Nanaimo's historic Old City Quarters.

The Trinity Apartments complex is comprised of two three-storey buildings situated on a large 1.35-acre site. The "California" style building design offers large studio style suites with individual entrances that appeal to a wide range of tenants that enjoy having their own front door including students attending the nearby Vancouver Island University. This building design offers a low maintenance and cost-effective alternative to traditional buildings as there are no common area hallways and lobbies to heat, maintain or clean.

The Trinity Apartments has undergone a significant transformation under the current ownership with almost all of the suites being fully renovated, new exterior paint (2019) and new on-demand hot water system (2018). One of the units has been converted into an onsite managers office with a modern security system including 39 security cameras positioned around the property. Many of the large studios lend themselves nicely to a conversion opportunity to create junior 1-bedroom suites and the current owner has already completed the conversion of a couple of suites. The studio style suites command market leading price per foot rents and provide good turnover, ensuring rents keep up with inflation.

Overall, a new owner stands to benefit from the acquisition of a well-capitalized asset with recurring cashflow, income growth and limited capital expenditure requirements going forward as well as a balanced roster of demand drivers that ensures the Trinity Apartments will remain a sought-after rental complex for years to come.


LOCATION HIGHLIGHTS

Nanaimo, BC, also known as the "Harbour City", is a rapidly growing city located mid-Island on the East coast of Vancouver Island, approximately an hour and a half North of the Capital City of Victoria and just two hours from Vancouver via Departure Bay Ferry Terminal. Nanaimo is a highly desirable place to live and work due to its proximity to major economic centres such as Victoria and Vancouver via ferry, seaplane or car, while still offering Vancouver Island's natural beauty and lifestyle. The city is the fifth fastest growing region in Canada and comprises 61% of Vancouver Island's population, with a population growth of over 10% in the last 5 years.


The Trinity Apartments are located on the North side of Third Street between Howard Avenue and Pine Street in the heart of Nanaimo, BC, just 3 minutes from Downtown Nanaimo as well as Vancouver Island University. The property's convenient location offers tenants excellent access to a wide range of tenant-friendly amenities, services, transit, schools, and ensures the property will continue to attract and retain high quality tenants for years to come.

EXECUTIVE SUMMARY


CIVIC ADDRESS	380 & 400 Third Street, Nanaimo, BC V9R 1W6	
LEGAL DESCRIPTION	LOT B & C, SECTION 33, RANGE 7, SECTION 1, NANAIMO DISTRICT, PLAN 49379	
PIDS	015-068-366; 015-068-382	
SITE SIZE	1.35 Acres (approximately)	
YEAR BUILT	1989	
ZONING	R6 - Townhouse Residential	
CURRENT OCCUPANCY	100%	
SUITE MIX	Studio	66*
*One unit currently being utilized as a managers office	1 Bed	4
	Total	70
AVG IN-PLACE RENT	\$1,110 18+% Rental Upside	
PARKING	42 Stalls (Surface)	
STABILIZED NOI	\$681,106	
LIST PRICE	\$12,980,000 5.30% Cap Rate	
BARE TRUST	Yes	
FINANCING	Assume Clear Title	



73
Very Walkable




55
Good Transit




42
Somewhat Bikeable

NANAIMO ECONOMIC HIGHLIGHTS


NANAIMO RENTAL MARKET AND POPULATION GROWTH

 Nanaimo consistently ranks as one of the strongest rental markets in Canada with CMHC reporting 13% rental growth year-over-year. Nanaimo is also the fifth fastest growing region in Canada and high immigration combined with increasing shortages of affordable rental and owned housing support a strong and positive outlook for Nanaimo's multifamily market fundamentals.

VANCOUVER ISLAND UNIVERSITY

 Vancouver Island University (VIU) is located within walking distance from the property and has experienced rapid growth in the last few years and recently (2019) invested \$60M in three major infrastructure projects. VIU comprises 12,000 students and approx. 1,500 staff across 4 campuses.

PORT OF NANAIMO

 The federal government has announced it will commit \$46.2M towards the \$90M expansion of the Port of Nanaimo's Duke-Point Terminal which will improve access to key global markets and promote long term prosperity in the region.





DEMOGRAPHICS (Within 5 Km of the Property)

*Source: Sitewise



54,084

Estimated Population
(2023)



60,279

Projected Population
(2028)



41.9

Median Age



\$89,286

Average Household
Income (2023)



\$103,560

Projected Household
Income (2027)



56.7%

Owned Dwellings

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BCs MULTI-FAMILY EXPERTS

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