TRINITY APARTMENTS

380 & 400 Third Street, Nanaimo, BC
Rental Building of Scale on a Large 1.35 Acre Site



80%+ AVAILABLE LTV



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

Greg Ambrose

Vice President National Apartment Group - BC CBRE Limited, Capital Markets greg.ambrose@cbre.com 604 662 5178

Lance Coulson

Personal Real Estate Corporation Executive Vice President National Apartment Group - BC CBRE Limited, Capital Markets lance.coulson@cbre.com 604 662 5141





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	100%
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



Good Transit



what





NANAIMO ECONOMIC HIGHLIGHTS

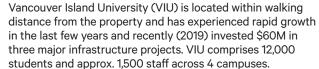
NANAIMO RENTAL MARKET AND POPULATION GROWTH



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





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.





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.







DEMOGRAPHICS (Within 5 Km of the Property)

*Source: Sitewise







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



CBRE Limited | 1021 West Hastings Street | Suite 2500 | Vancouver, BC, V6E 0C3 | national apartment group bc.ca

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