

For Sale: Secondary Market Stabilized Apartment Portfolio | 152 units



196 Churchill Rd S, Acton | 33 Units



707 & 711 Dundas St W, Whitby | 36 Units



36 Orchard View, Oshawa | 12 Units



70 Orchard View, Oshawa | 12 Units



60 Prince Edward St, Brighton | 30 Units



122 Elizabeth St, Brighton | 29 Units

- Six-property portfolio comprised of 152 units (75% renovated)
- Properties are located in Acton, Whitby, Oshawa, and Brighton
- Professionally managed, stabilized renovated portfolio with strong cash-flow and minimal capital expenditures

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Portfolio Summary

Address	City	Units	% Renovated	Avg Unit sf	Avg. Rent
196 Churchill Rd S	Acton	33	76%	762	\$1,680
707 & 711 Dundas St W	Whitby	36	75%	1,057	\$1,978
36 & 70 Orchard View	Oshawa	24	92%	835	\$1,821
122 Elizabeth St.	Brighton	29	69%	801	\$1,320
60 Prince Edward St	Brighton	30	70%	765	\$1,392



152
Total Units



137
2 & 3 Bedroom Units



\$2.1M
Year One NOI



Acton, ON

Property Overview

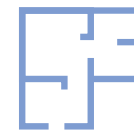
196 Churchill Rd S, Acton

- 3 storey walk-up apartment building with 76% renovated units
- Approximately 30% upside remaining upon tenant turnover
- Capital plan fully executed; limited future CapEx anticipated
- Predominantly 2-bedroom units – avg suite size 762 sf
- 3-minute drive from Acton GO Station & 4-minute drive from the Acton Shopping Plaza



Building Details

Site Area	43,389 ft²
Year Built	Circa 1970
Property Taxes	\$52,687 (Final 2025)
Units	Bachelor: 3 1 Bedrooms: 12 2 Bedrooms: 18 Total: 33
Hydro	Triacta Sub-metered (25/33 units sub-metered)
Domestic Hot Water	Hydronic radiators fed from 500 MBH natural gas Raypak Boiler (2021)
Heat	999 MBH natural gas Raypak boiler (2021)
Construction	Concrete Block
Parking	38 Spots
Laundry	3 washers and 3 dryers (Coinamatic)
ESA	Pinchin (2020)
Roof	Two-ply modified bitumen membrane (2020)



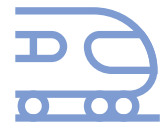
55%

2-Beds



\$1,680

Avg.
Rent



1.5km

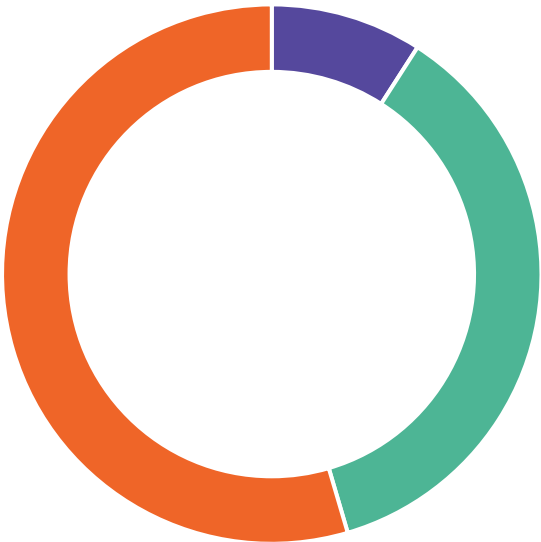
GO Station

Suite Breakdown | Acton

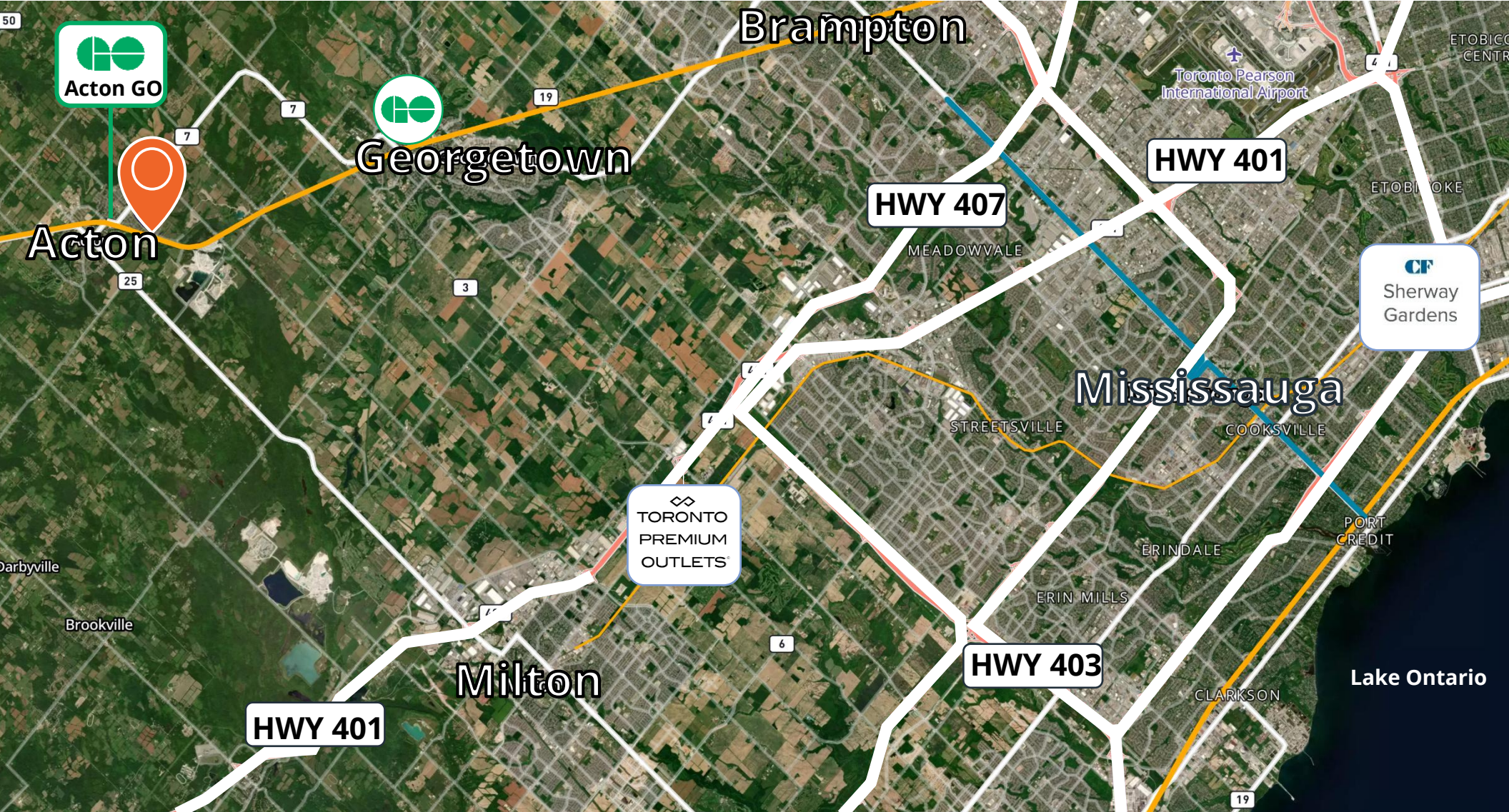
The Property is improved with 33 units a mixture of 3 bachelors, 12 one bedrooms, and 18 two bedrooms.
The average in-place rent is \$1,680.



Type	Units	Avg. In-Place Rent	Market Rent
Bachelor	3	\$1,296	\$1,700
1 Bedroom	12	\$1,560	\$2,100
2 Bedroom	18	\$1,824	\$2,300
Total/Average	33	\$1,680	\$2,173



■ Bachelor ■ 1 Bedroom ■ 2 Bedroom



Acton, ON

196 Churchill Rd S offers a convenient and well-connected location in the heart of Acton. Downtown Acton's shops, restaurants, and grocery stores are just a 3-minute drive away, while local schools such as McKenzie-Smith Bennett Public School are within a 5-minute drive. Commuters benefit from the Acton GO Station, located only 4 minutes from the property, providing direct service to Georgetown and Toronto. Major routes including Highway 7 and Highway 401 are easily accessible within 10–15 minutes, ensuring efficient travel throughout the region. Nearby parks and trails, such as Prospect Park and the Fairy Lake Trail, are less than 5 minutes away, offering excellent recreational options close to home.



Subject Property



GO Station



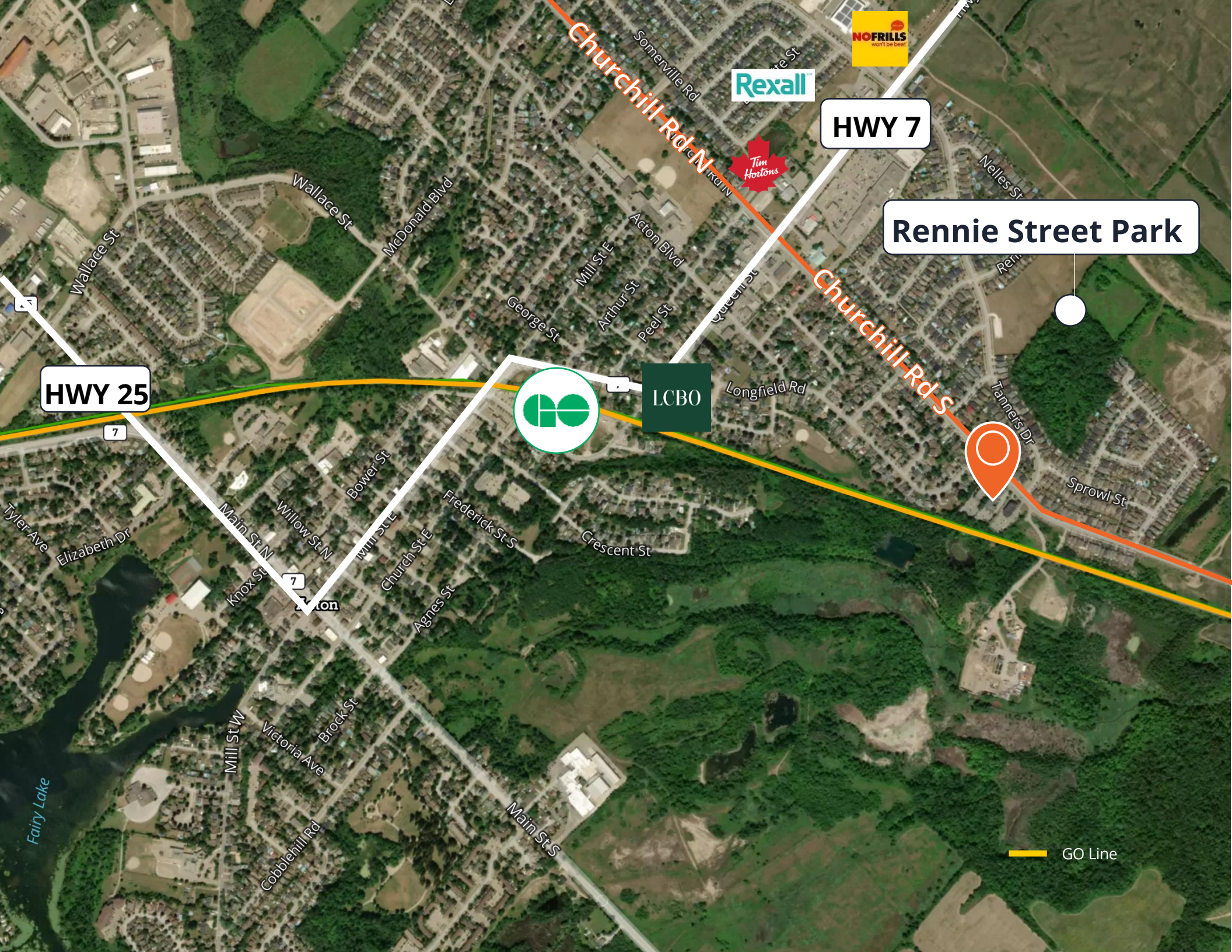
Future Hurontario Line



GO Line



Acton Border Outline



HWY 25

HWY 7

Rennie Street Park

LCBO

GO Line



Whitby, ON

Property Overview

707 & 711 Dundas St W, Whitby

- Two neighbouring, walk-up apartment buildings featuring two-storey suites
- Approximately 24% upside remaining upon tenant turnover
- All two- and three-bedroom suites, with average size of 1,057 sf with 75% renovated units
- Proximity to Highway 401, grocery stores and parks



Building Details

Site Area	57,608 sf
Year Built	Circa 1969
Units	Two Bedrooms: 24 Three Bedrooms: 12 Total: 36
Hydro	Separately metered
Property Taxes	\$122,144 (Final 2025)
Domestic Hot Water	A.O Smith Natural Gas Boiler (2013) A.O Smith Hot Water Storage Tanks (2013)
Heat	Electric base-board
Construction	Wood-frame
Parking	48 surface stalls (707: 23; 711: 25)
ESA	Pinchin Phase 1 (2022)
BCA	Synergy (2018)
Roof	Modified bitumen (2010)



1,057
Avg. SF



\$1,978
Avg. Rent



100%
2 & 3
Bedroom
suites

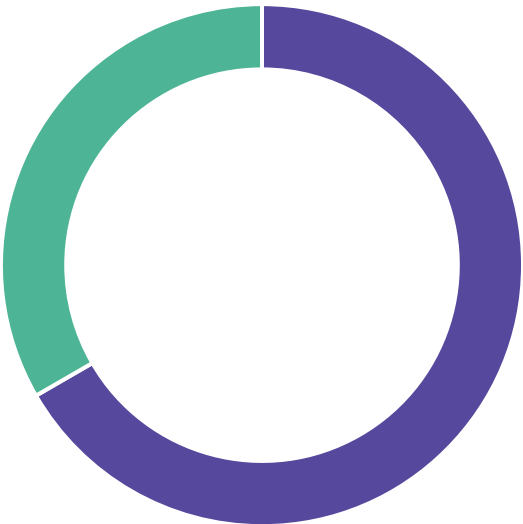


Property Overview

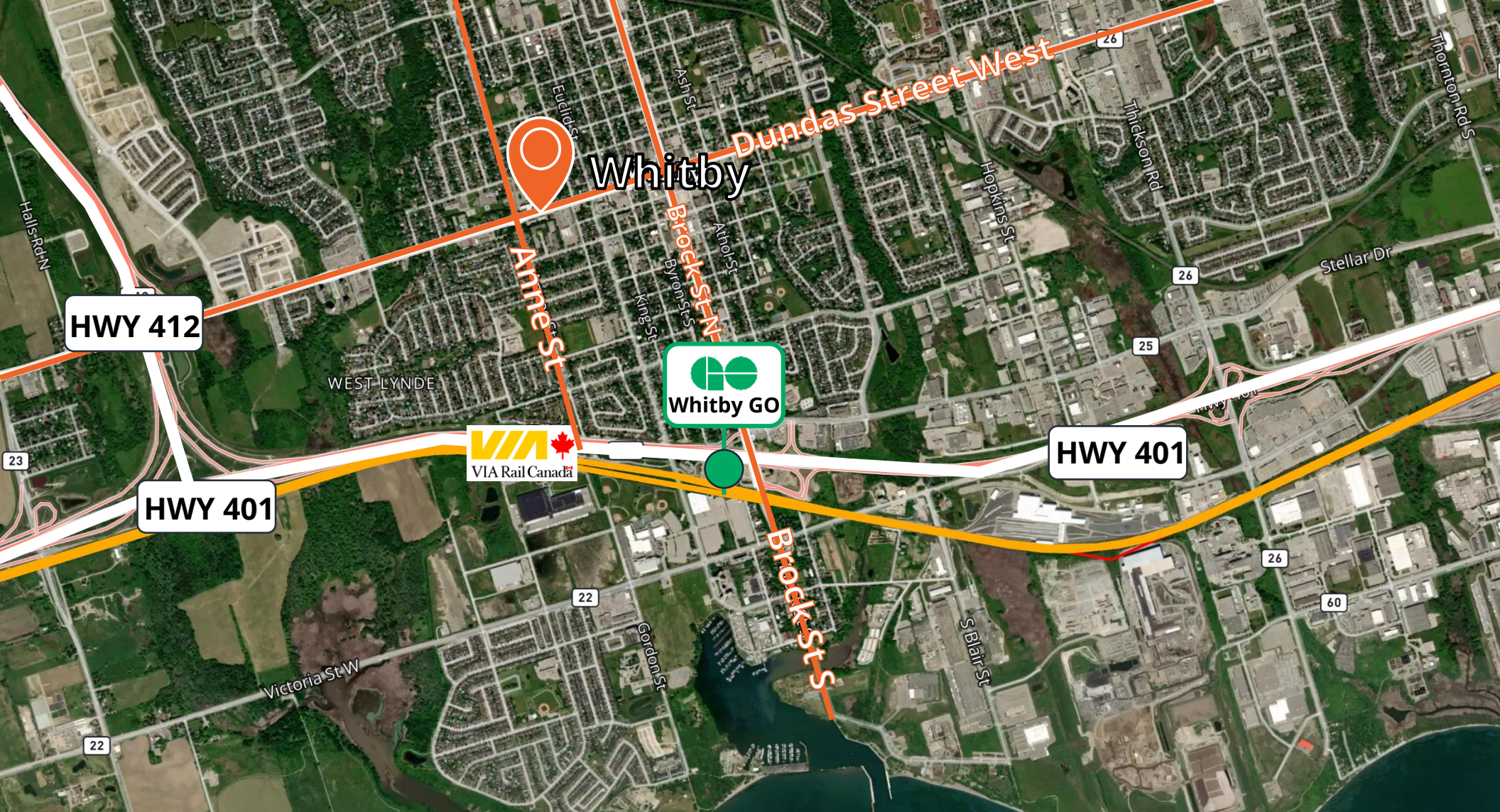
Suite Breakdown | Whitby

707 & 711 Dundas St W is improved with a 36-unit property, a mixture of 24 two-bedrooms and 12 three bedrooms. The average in-place rent is \$1,978 with an average suite size of 1,057 sf.

Type	Units	Avg. In-Place Rent	Market Rent
2 Bedroom	24	\$1,939	\$2,400
3 Bedroom	12	\$2,055	\$2,550
Total/Average	36	\$1,978	\$2,450



■ 2 Bedroom ■ 3 Bedroom



Whitby, ON

707 and 711 Dundas Street West are prominently situated in a high-visibility, amenity-rich area of Whitby. The properties are less than a 3-minute drive from Downtown Whitby, offering convenient access to retail, dining, and professional services. Whitby GO Station is only 5 minutes away, providing efficient commuter access to Toronto and surrounding areas. Major routes such as Highway 401 and Highway 412 can be reached in 5-7 minutes, ensuring strong regional connectivity. Nearby amenities include Whitby Mall, Lakeridge Health Whitby, and several parks and schools, all within a 5-minute radius, making this a highly accessible and desirable location.



707 & 711 Dundas Street West



VIA Rail Line

Whitby GO Station



Oshawa, ON

Property Overview

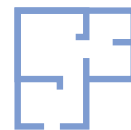
Oshawa Properties

- Two, well-capitalized and low-maintenance walk-up buildings on the same street with 92% renovated units
- Approximately 20% upside remaining upon tenant turnover
- 75% two-bedroom units
- Proximity to Highway 401, Five Points Mall and schools



Building Details

Site Area	36 Orchard View Blvd, Oshawa: 17,986 sf 70 Orchard View Blvd, Oshawa: 14,940 sf
Year Built	36 Orchard: Circa 1990 70 Orchard: Circa 1975
Units	One Bedrooms: 6 Two Bedrooms: 18 Total: 24
Hydro	36 Orchard: 9/12 units sub-metered 70 Orchard: Bulk-metered
Property Taxes	36 Orchard View Blvd: \$31,360 (Final 2025) 70 Orchard View Blvd: \$29,515 (Final 2025)
Domestic Hot Water	36 Orchard View Blvd: In-suite electric water heater (circa 2019) 70 Orchard View Blvd: Two Gas-fired hot water tanks
Heat	Baseboard heating
Construction	36 Orchard View Blvd: Concrete-block 70 Orchard View Blvd: Wood-frame
Parking	36 Orchard View Blvd: 17 surface stalls 70 Orchard View Blvd: 18 surface stalls
ESA	Pinchin Phase 1 (2020)
BCA	Synergy (2025)
Roof	36 Orchard View Blvd: Clad, Dura-Lock Shingles (2006) 70 Orchard View Blvd: Modified bitumen roof (2022)



75%
2-Bedrooms



\$1,821
Avg. Rent



92%
Renovated

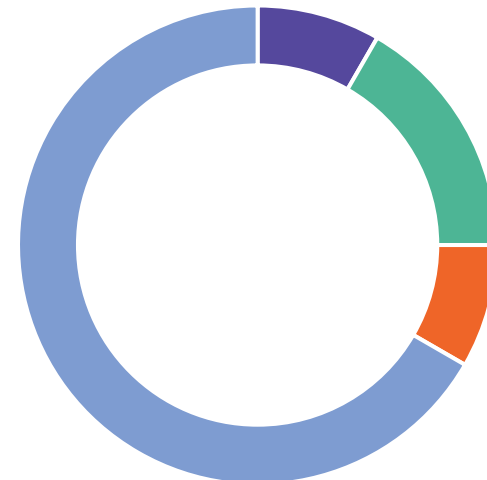


Property Overview

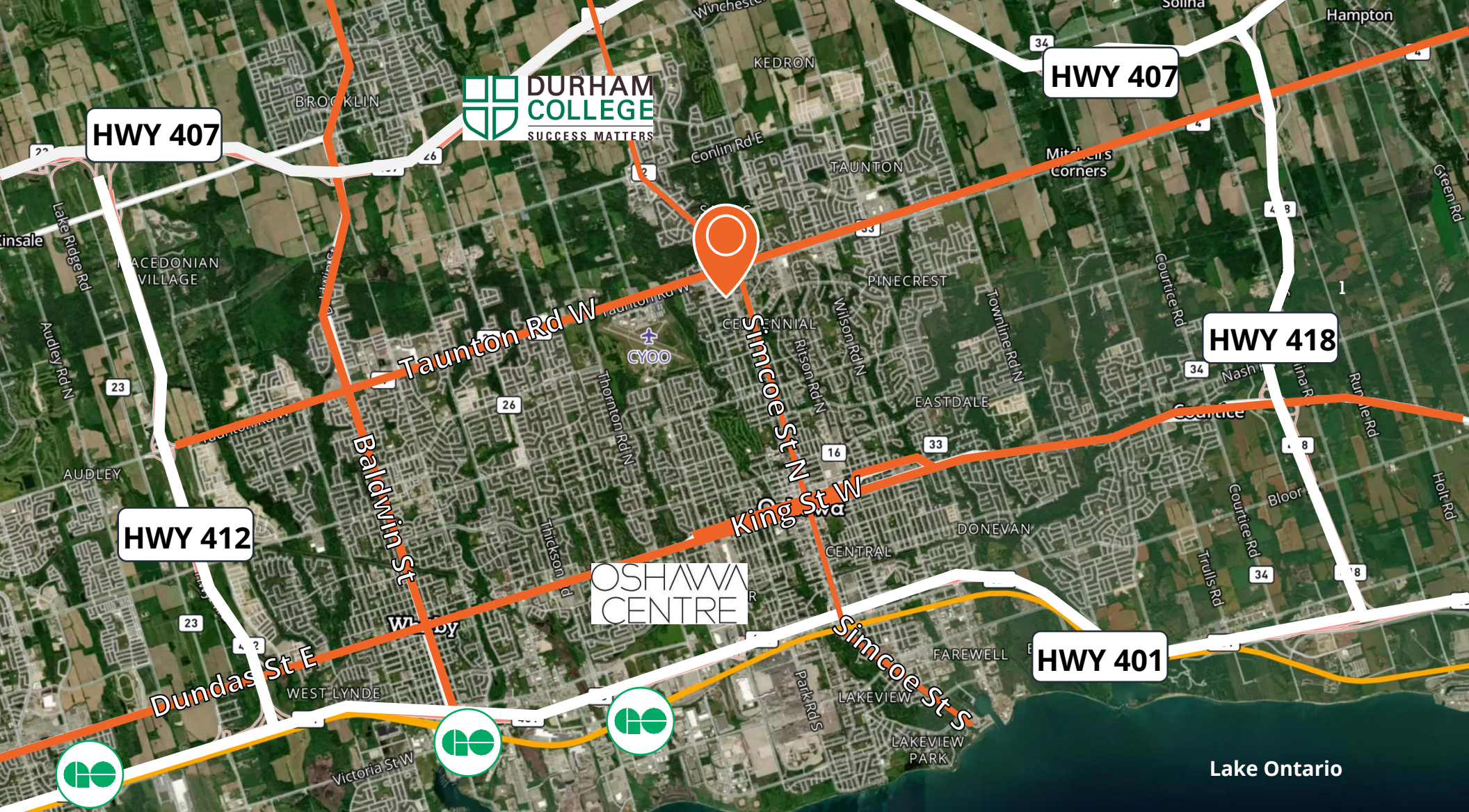
Suite Breakdown | Oshawa

36 & 70 Orchard View Blvd is improved with a total of 24 units, with 6 one-bedrooms, and 18 two-bedrooms.
The average in-place rent is \$1,821

Type	Units	Avg. In-Place Rent	Market Rent
1 Bedroom Basement	2	\$1,557	\$1,600
1 Bedroom	4	\$1,755	\$2,000
2 Bedroom Basement	2	\$1,951	\$2,200
2 Bedroom	16	\$1,854	\$2,300
Total/Average	24	\$1,821	\$2,183



■ 1 Bedroom Basement ■ 1 Bedroom
■ 2 Bedroom Basement ■ 2 Bedroom



Oshawa, ON

36 and 70 Orchard View Blvd are centrally located in Oshawa, offering excellent proximity to key amenities and transit options. The properties are just a 3-minute drive or 15-minute walk from Downtown Oshawa, providing access to restaurants, shops, and everyday services. Ontario Tech University and Durham College – Whitby Campus are approximately a 10-minute drive away, while Lakeridge Health Oshawa is reachable in 5 minutes. Commuters benefit from being only a 7-minute drive to Highway 401 and the Oshawa GO Station, ensuring convenient travel throughout the Greater Toronto Area. Nearby parks such as Memorial Park and Lakeview Park are both within 10 minutes, offering green space and recreation close to home.





Brighton, ON

Property Overview

Brighton Properties

- Majority two-bed units with 69% renovated
- Approximately 40% upside remaining upon tenant turnover
- Located in downtown Brighton, steps to shops, restaurants, and grocery stores



60 Prince Edward St, Brighton | 3 Buildings 30 Units



122 Elizabeth St, Brighton | 29 Units

Building Details

Site Area	60 Prince Edward St: 51,807 sf (1.19 ac) 122 Elizabeth St: 65,455 sf (1.50 ac)
Year Built	60 Prince Edward St: Circa 1972 122 Elizabeth St: Circa 1975
Units	Bachelor: 1 1 Bedrooms: 3 2 Bedrooms: 53 3 Bedrooms: 2 Total: 59
Property Taxes	60 Prince Edward St: \$36,277 (Final 2025) 122 Elizabeth St: \$37,291 (Final 2024)
Hydro	60 Prince Edward St: Bulk metered 122 Elizabeth St: Separately metered
Domestic Hot Water	60 Prince Edward St: two gas-fired heaters per building (2012-2017) 122 Elizabeth St: In-unit electric tank heaters (2008-2022)
Heat	Electric baseboard
Construction	Wood frame
Parking	60 Prince Edward St: 42 outdoor 122 Elizabeth St: 36 Outdoor
Roof	60 Prince Edward St: Sloped Asphalt and Flat Modified Bitumen (2015) 122 Elizabeth St: Sloped Asphalt and Mansard (2015)
ESA	Phase I – Pinchin (2020)



93%

2-Beds or
Larger



\$1,357

Avg. Rent



69%

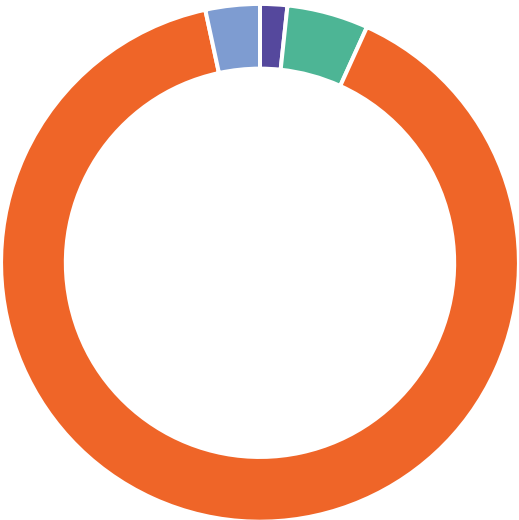
Renovated

Property Overview

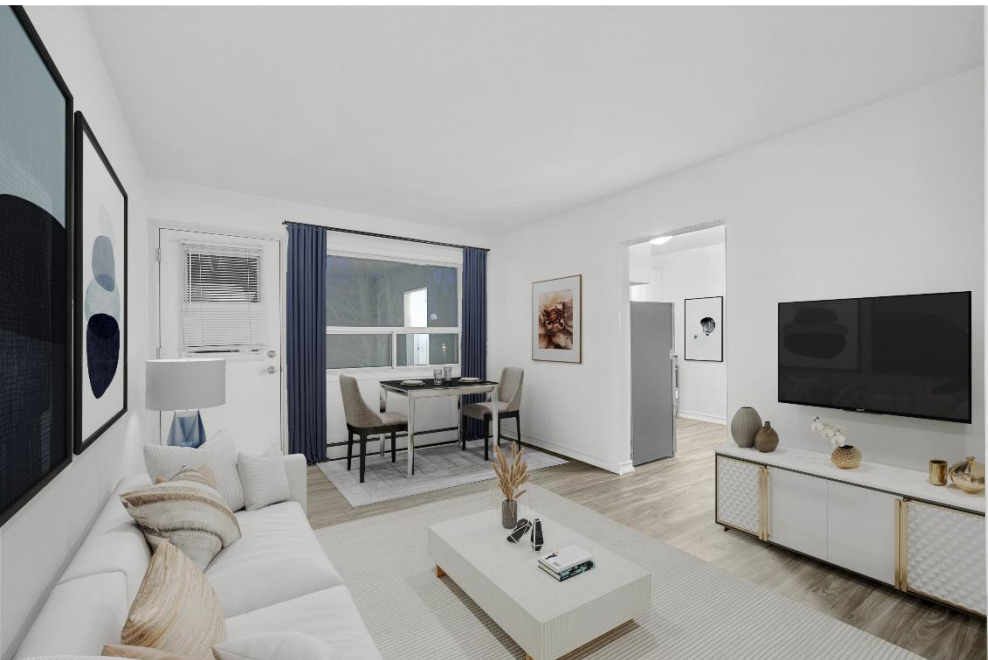
Suite Breakdown | Brighton

60 Prince Edward St is improved with 30 units, a mixture of 3 one bedrooms and 27 two bedrooms. 122 Elizabeth St is improved with 29 units, a mixture of 1 bachelor, 26 two bedrooms, and 2 three bedrooms. The average in-place rent among the properties is \$1,357.

Type	Units	Avg. In-Place Rent	Market Rent
Bachelor	1	\$1,449	\$1,500
1 Bedroom	3	\$1,422	\$1,800
2 Bedroom	53	\$1,341	\$1,900
3 Bedroom	2	\$1,628	\$2,100
Total/Average	59	\$1,357	\$1,895



■ Bachelor ■ 1 Bedroom ■ 2 Bedroom ■ 3 Bedroom





60 Prince Edward St, Brighton



36 Orchard View Blvd, Oshawa



707 & 711 Dundas St W, Whitby



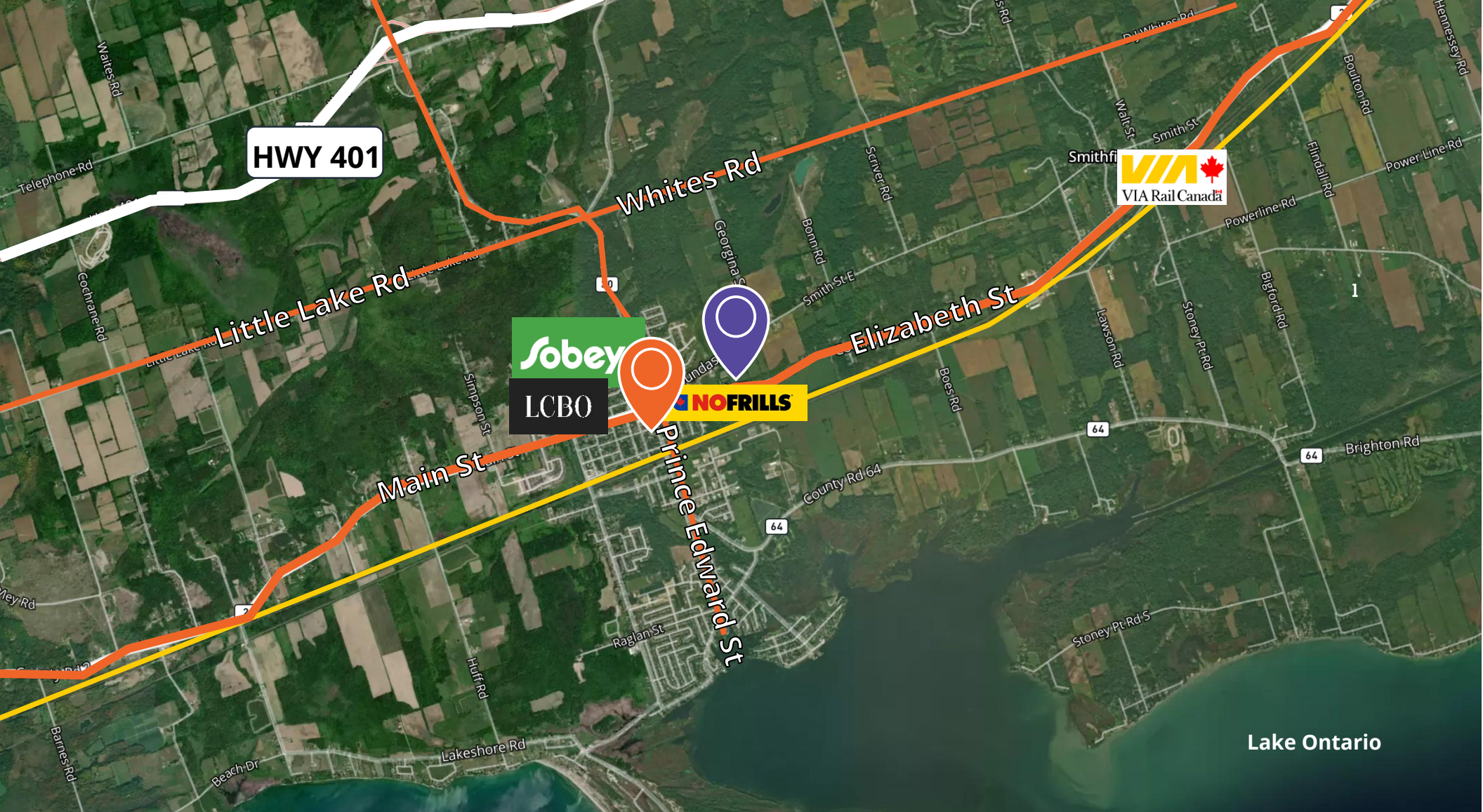
122 Elizabeth St, Brighton



70 Orchard View Blvd, Oshawa



VIA Rail Line



Brighton, ON

60 Prince Edward Street and 122 Elizabeth Street are ideally located in the heart of Brighton, offering convenient access to local amenities and transportation. Both properties are within a 2-minute drive or 10-minute walk to downtown Brighton, where residents can find grocery stores, cafés, restaurants, and essential services. Brighton Public School and East Northumberland Secondary School are just 3–5 minutes away, making the area well-suited for families. Presqu'île Provincial Park, a popular destination for outdoor recreation and waterfront activities, is only a 7-minute drive from the properties. With quick access to Highway 401 in approximately 10 minutes, this location provides an excellent balance of small-town comfort and regional connectivity.



60 Prince Edward Street



122 Elizabeth Street



VIA Rail Line

Portfolio Overview

Sample Renovated Units



For Sale

Stabilized Apartment Portfolio

- Pricing and offering process
- The Properties are being offered for sale, "Unpriced."
- All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:
 - Address and contact info
 - Purchase price
 - Deposit structure
 - An indication of material terms required by the purchaser
 - Evidence of the purchaser's financial ability to complete the transaction

Offer Process to be announced

For More Information About this Offering:

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