

WINNIPEG MULTI-RESIDENTIAL INVESTMENT OPPORTUNITY

BACK ON THE MARKET

W.J. CHRISTIE & CO. LTD. LEGACY APARTMENT PORTFOLIO WINNIPEG, MANITOBA

FOR SALE SIX (6) ESTABLISHED RENTAL BUILDINGS WITH 174 SUITES

Exclusive Advisors:

COLLIERS NATIONAL INVESTMENT SERVICES | WINNIPEG

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COLLIERS NATIONAL INVESTMENT SERVICES | CANADA

Vancouver

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Calgary

Winnipeg

Toronto

Ottawa

Montreal

W.J. CHRISTIE & CO. LTD. APARTMENT PORTFOLIO



Winnipeg, Manitoba

For Sale | Six (6) Buildings | 174 Suites

Colliers National Investment Services in Winnipeg is pleased to announce the concurrent offering of the six (6) property 174 suite W.J. Christie & Co. Ltd. apartment portfolio situated in the heart of high quality and family orientated residential neighbourhoods, including River Heights, Osborne Village, St. Vital, and Elmwood. Founded in 1897 as a real estate company, W.J. Christie & Co. Ltd. was acquired by the McKinnon family in the late 1970's and continues to be operated by family members today offering prospective purchasers an exciting apartment portfolio backed by strong operational history, well established tenancy profiles, and proven legacy buildings in the Winnipeg market with superb value-add and repositioning potential.

INVESTMENT HIGHLIGHTS

- All assets are strategically situated in the heart of some of the fastest growing and most desirable locations in Winnipeg.
- Affordability focused portfolio with an average rent of \$773 per month or only \$1.13 per square foot.
- Low registered rents provide significant value potential by way of a new round of investment and property repositioning.
- Offered for sale clear title creating numerous conventional and CMHC insured debt opportunities.



Attractive
Scale with
174 Suites



Affordability
Focused
Portfolio with
Average Rent of
\$1.13 PSF



Upside
Potential
through
Reinvestment



New Supply
Driving
Average Rent



Desirable
Walking
Neighbourhoods

SALIENT DETAILS

Scale: 174 walk-up apartment units in six buildings

Suite Mix:	Bachelor	11 suites or 6% of total (Avg Rent of \$598)
	One-Bedroom	110 suites or 63% of total (Avg Rent of \$747)
	Two-Bedroom	53 suites or 31% of total (Avg Rent of \$843)

Years Built: 1958-1972

Occupancy: 93% (As at November 1, 2019)

Avg Portfolio Rent: \$1.13 PSF

Projected "As-Is" NOI: \$858,103

Financing: Treat as clear of debt

Vendor: W.J. Christie & Co. Ltd.

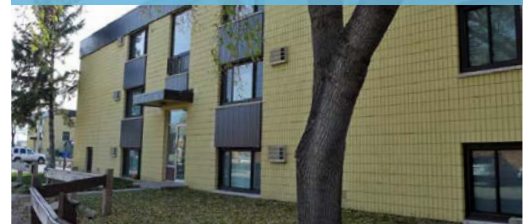
Sale Process:

Offered for sale on a priced basis with the Vendor open to the consideration of portfolio or individual asset bids. Please contact Don White at Colliers International for specific pricing details and asset allocations. All expressions of interest will be considered by the Vendor as received.

999 Taylor Avenue
45 Suites



619 Wilton Street
36 Suites



Cordaly Apartments | 612 Corydon Avenue
20 Suites



Shell Drake Apartments | 16 Roslyn Road
20 Suites



Bonita Ann Apartments | 361 St. Anne's Road
17 Suites



Harmony House | 249 Talbot Avenue
36 Suites

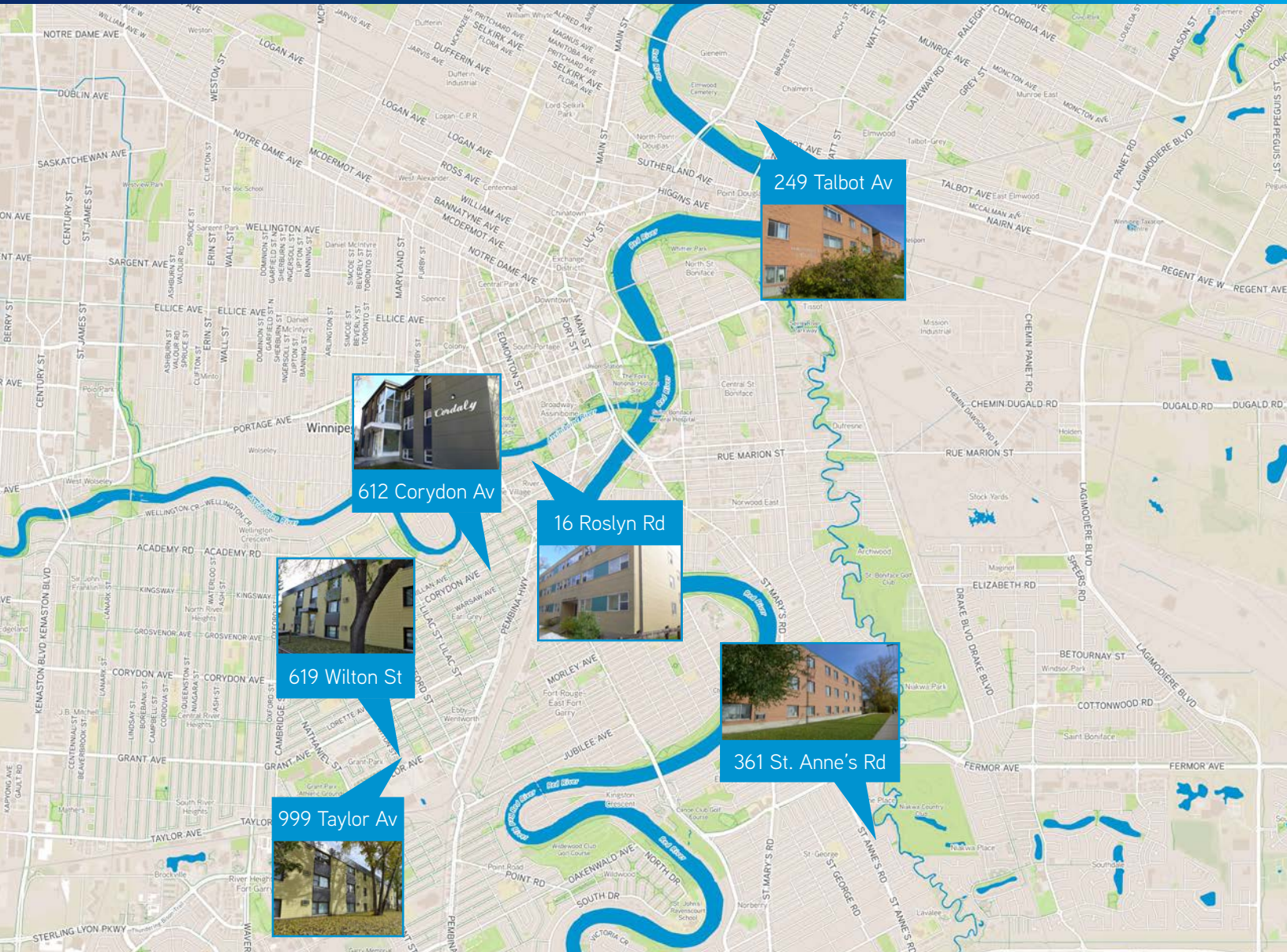


W.J. CHRISTIE & CO. LTD. APARTMENT PORTFOLIO

Colliers
INTERNATIONAL

Winnipeg, Manitoba

For Sale | Six (6) Buildings | 174 Suites



PLEASE CONTACT THE EXCLUSIVE ADVISORS:

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