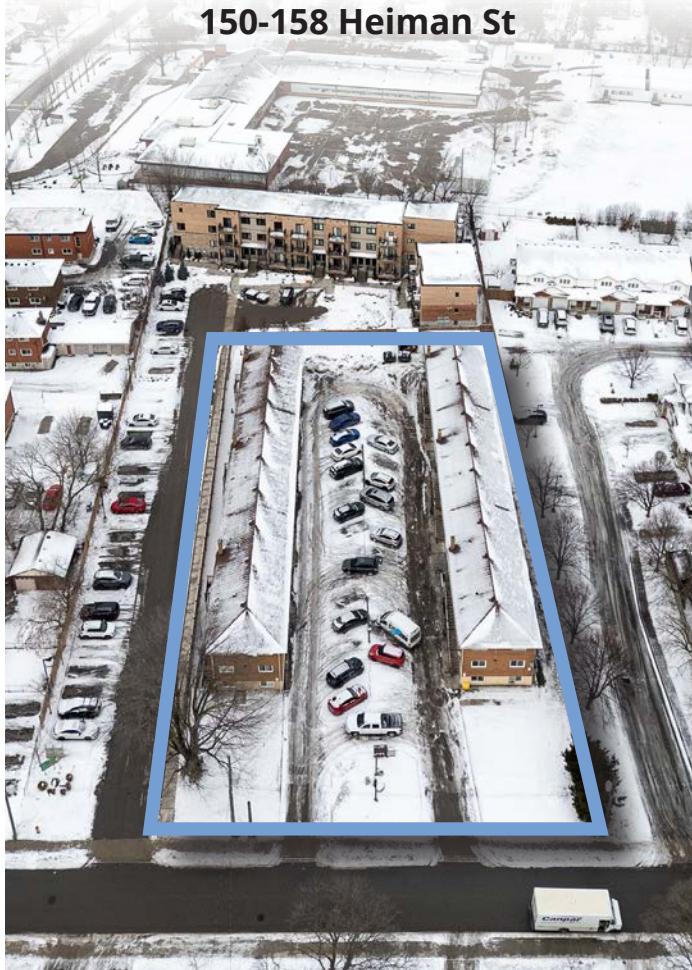


98 Unit Portfolio in Kitchener & Cambridge

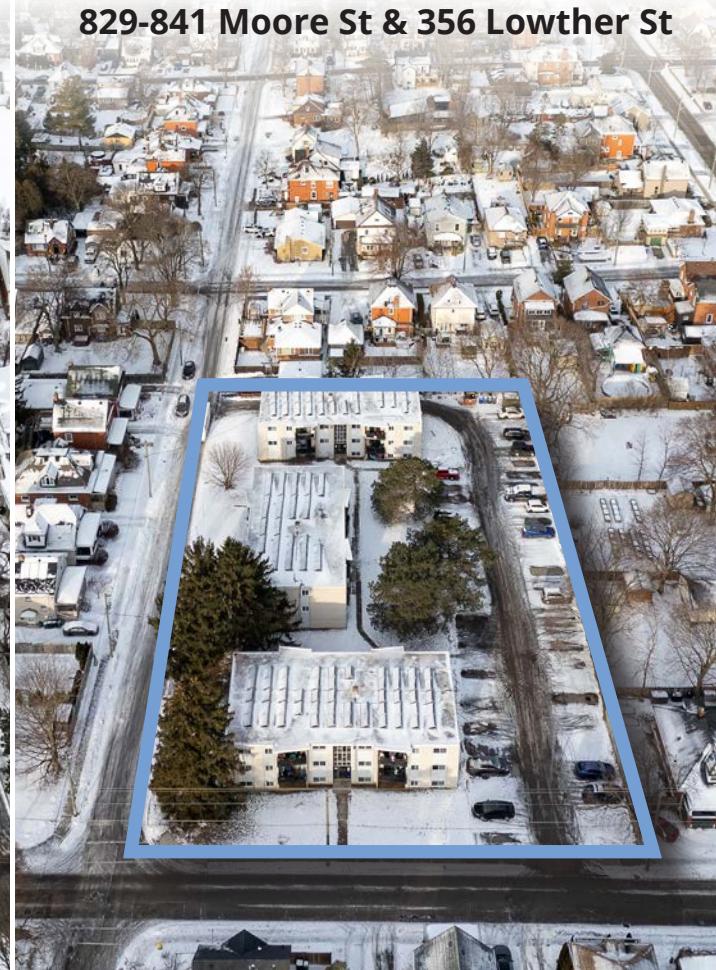
60 Centreville St



150-158 Heiman St



829-841 Moore St & 356 Lowther St



- ▶ Three property portfolio comprised of 98 units
- ▶ Professionally managed, value-add portfolio on substantial land holdings
- ▶ Properties can be purchased together or separate

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Portfolio Summary

Portfolio mixture of townhouse complexes and walk-up apartment buildings with excess land

On behalf of court-appointed Receiver, Doane Grant Thornton LLP, Avison Young Commercial Services, LP has been mandated to advise the sale of 60 Centreville St and 150-158 Heiman St, Kitchener & 829-841 Moore St and 356 Lowther St, Cambridge

Address	City	Units	Avg. Unit SF	Avg. Rent	Rental Upside
60 Centreville St	Kitchener	29	1,200	\$1,946	51%
150-158 Heiman St.	Kitchener	36	739	\$1,594	38%
829-841 Moore St. & 356 Lowther St.	Cambridge	33	697	\$1,425	47%



87%
2 & 3 Bedroom Suites



\$1,641
Average Rent



41%
Portfolio Upside

Sale Conditions

The Property and all fixtures, chattels and equipment included therein are to be purchased on an "as is, where is" basis and there is no warranty, express or implied, as to title, description, condition, cost, size, merchantability, fitness for purpose, quantity or quality thereof. Any information related to the Property which has been, or will be, obtained from the Vendor or Avison or any other person, by a prospective purchaser, has been prepared and provided solely for the convenience of the prospective purchaser and will not be warranted to be accurate or complete and will not form part of the terms of an agreement of purchase and sale. Further information can be obtained by contacting the listing agents.

Property Overview
60 Centreville St, Kitchener

- Three blocks of townhouses, total of 29 units
- Approximately 50% rental upside upon tenant turnover
- Proximity to Fairview Park Mall, transit and parks
- All 3-bedrooms, with renovated suites



Existing Building Details

Site Area	1.95 Acres
Year Built	Circa 1973
Units	29 three-bedrooms
Hydro	Separately metered
Heating	In-suite natural gas fired furnaces
Hot Water Tank	In-suite 41 gallon DHW
Construction	Concrete
Parking	41 surface stalls
Laundry	In-suite washer & dryer (owned)
Roof	Sloped asphalt shingled roof (2015)





Property Overview

Suite Breakdown | 60 Centreville St

The Property is improved with 29 three-bedroom units. The average in-place rent is \$1,946 with approximately 50% rental upside.

Type	Units	Avg. Rent	Market Rent
Three Bedroom	29	\$1,946	\$2,950
Total/Avg	29	\$1,946	\$2,950



10.1%

Population
Growthth



51%

Rental Upside



6km

to Kitchener VIA
Rail Station

Property Overview

150 - 158 Heiman St, Kitchener

- 36 condo-titled units
- Two neighbouring walk-up apartment buildings
- Proximity to Downtown Kitchener, St. Mary's Hospital and transit
- Approximately 33% rental upside upon tenant turnover



Existing Building Details

Site Area	0.96 acres
Year Built	Circa 1962
Units	One Bedroom: 6 Two Bedroom: 30 Total Units: 36
Hydro	Separately metered
Heating	Natural gas
Construction	Wood-frame and concrete block
Parking	40 surface stalls
Laundry	2 washers & 2 dryers
Roof	Pitched asphalt shingled





Property Overview

Suite Breakdown | 150 - 158 Heiman St

The Property is improved with 36 units, a mixture of 6 one bedrooms and 30 two bedrooms. The average in-place rent is \$1,594.

Type	Units	Avg. Rent	Market Rent
1 Bedroom	6	\$1,518	\$1,900
2 Bedroom	30	\$1,609	\$2,200
Total/Avg	36	\$1,594	\$2,150



10.1%

Population
Growth



33%

Rental Upside



3.9km

to Kitchener VIA
Rail Station

Property Overview

829 & 841 Moore St, & 356 Lowther St, Cambridge

- Three, neighbouring concrete walk-up apartment buildings, total of 33 units
- Majority two-and three-bedroom units
- Proximity to Downtown Cambridge, Cambridge Memorial Hospital and trails
- Approximately 47% rental upside upon tenant turnover



Existing Building Details

Site Area	1.08 acres
Year Built	Circa 1962
Units	One Bedroom: 6 Two Bedroom: 22 Three Bedroom: 5 Total Units: 33
Hydro	Separately metered
Heating	Gas-fired boiler
Construction	Concrete block
Parking	Approx. 40 surface stalls
Laundry	1 washer & 1 dryer per building
Roof	Flat, built-up tar and gravel





Property Overview

Suite Breakdown | 829 & 841 Moore St, & 356 Lowther St

The Property is improved with 33 units, a mixture of 6 one bedrooms, 22 two bedrooms and 5 three bedrooms. The average in-place rent is \$1,425 with approximately 45% rental upside.

Type	Units	Avg. Rent	Market Rent
1 Bedroom	6	\$1,225	\$1,800
2 Bedroom	22	\$1,429	\$2,100
3 Bedroom	5	\$1,650	\$2,400
Total/Avg.	33	\$1,425	\$2,091



85

Walk Score



47%

Rental Upside



20min

Drive to
Kitchener VIA
Rail Station

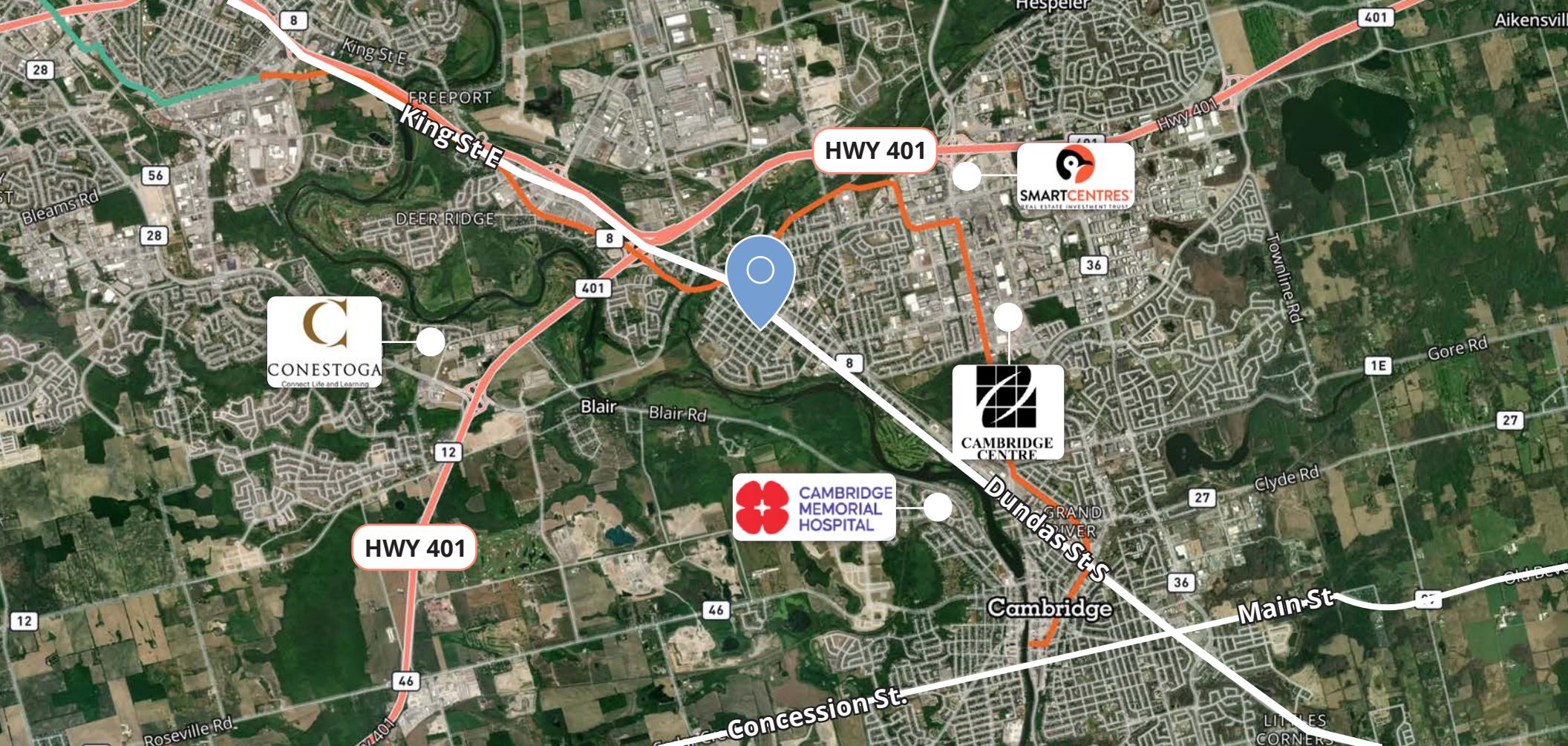


Kitchener

Kitchener is a major city located in Southwestern Ontario and is part of the Regional Municipality of Waterloo. It is situated approximately 100 km west of Toronto and is directly connected to national rail service via the Kitchener VIA Rail and GO Transit station on Victoria Street. Kitchener is also served by the ION light rail transit system, with Line 1 currently operating from Conestoga Mall in Waterloo through downtown Kitchener to Fairway Station. An extension of the ION line to Cambridge is under construction, further improving regional connectivity. Kitchener is home to several major post-secondary institutions, including Conestoga College's main campus, as well as nearby Wilfrid Laurier University and the University of Waterloo, which are accessible via transit. The city features a mix of urban development and green spaces, with a strong focus on innovation, education, and technology. Downtown Kitchener includes key civic and cultural amenities such as City Hall, Kitchener Public Library, and the Centre In The Square performing arts venue.

- VIA Rail
- ION Line
- ION Line (Under Construction)

- 150-158 Heiman St.
- 60 Centreville St.



Cambridge

829 Moore Street, 841 Moore Street, and 356 Lowther Street South (the "Properties") are located in Cambridge, part of the Regional Municipality of Waterloo and situated at the confluence of the Grand and Speed Rivers. The Properties are in the Preston Towne Centre core, one of Cambridge's three historic areas. Grand River Transit (GRT) serves Cambridge, with the closest bus stop (Route 61 Preston) located approximately 0.4 km away from the Properties. GO Transit also provides service to the Greater Toronto Area, with a stop at the Cambridge Smart Centre on Hespeler Road near Highway 401. The Properties are within walking distance of Preston High School, public elementary schools, local parks, and King Street East's shops and restaurants. Preston Family Dental is a 1-minute drive away, and Cambridge Memorial Hospital is 7 minutes by car. Downtown Cambridge features community amenities such as the Cambridge Centre for the Arts, Queen's Square Library, and the Fire Hall Museum. The Hamilton Family Theatre offers live performances and cultural events throughout the year.

- Subject Properties
- ION Line
- ION Line (Under Construction)

For Sale

For Sale by Court-Appointed Receiver
98 Unit Portfolio in Kitchener & Cambridge

Properties can be purchased together or separate

Pricing and offering process

The Property is being offered for sale, "unpriced" on an as-is where-is basis.

All offers must include the following and be in the form of the Receiver's Agreement of Purchase and Sale:

- 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
- Portfolio offers must include property purchase allocation
- Receiver APS will be released two weeks prior to bid submission date

Bid Date: February 10th, 2026 by 5:00pm

For More Information About this Offering:

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