



122–124 COBOURG STREET

Investment Opportunity Brief

14-Unit CMHC-Financed Multifamily Asset | Ottawa (Lowertown / Sandy Hill)

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Revised April 2026

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Executive Snapshot

Property Overview

- **Asking Price:** \$4,250,000
- **Asset Type:** Two adjacent 7-unit apartment buildings (14 residential units total) on one title
- **Location:** 122-124 Cobourg Street, Lower Town / Sandy Hill, Ottawa, Ontario K1N 8H1
- **Zoning:** R5C H(18) F(2.0) – high-density residential with intensification potential
- **Lot Size:** 65 ft frontage × 165.66 ft depth
- **Year Built:** MPAC records; major systems and envelope renewed within last decade

Financial Summary

- **In-Place Gross Income:** \$313,795.80
- **In-Place NOI:** \$210,005.43
- **Pro-Forma Gross Income (Optimized):** \$328,496.40
- **Pro-Forma NOI (Optimized):** \$230,752.03
- **Annual NOI Uplift:** \$20,746.60 (9.88% increase)
- **Estimated Capex to Optimize:** ~\$60,000 (primarily cosmetic suite improvements; estimate for planning purposes, buyer to verify)
- **Insurance-Funded Improvements In Progress:** \$65,000 across two units at no cost to ownership

Financing in Place

- **CMHC MLI Select-Insured Mortgage:** Certificate #30354064
- **Net Housing Loan Amount:** \$2,923,800.00
- **Total Insured Loan:** \$3,000,456.90 (includes insurance premium and application fee)
- **Maximum Interest Rate:** 4.50%
- **Initial Term:** 5 years (minimum)
- **Amortization:** 40 years
- **Lender:** Canada ICI Capital Corporation
- **Assumable:** Subject to lender and CMHC approval

Location Highlights

- Steps to ByWard Market, Rideau Centre, University of Ottawa, Parliament Hill and federal employment hubs
- Directly across from MacDonald Gardens Park with mature trees and active transportation routes
- **Walk Score:** 97 (Walker's Paradise)
- **Transit Score:** 10/10 (Excellent Transit)
- **Bike Score:** 9/10 (Very Bikeable)

122-124 Cobourg offers investors rare scale in Ottawa's urban core, combining stabilized in-place income, CMHC-insured long-amortization debt, and a clear, low-disruption path to higher NOI through selective renovations and rent mark-to-market.

Investment Highlights

A. Institutional-Scale 14-Unit Portfolio on One Title

Two neighboring 7-unit walk-up buildings operated as a single asset, simplifying management, financing, tax administration, and future exit strategies. This configuration provides immediate scale for private capital or family office investors while maintaining the operational simplicity and lower regulatory burden of non-portfolio multifamily ownership.

B. Prime Urban Core Location with Park Views and Exceptional Walkability

Situated in historic Lowertown / Sandy Hill, 122–124 Cobourg sits minutes from the ByWard Market, Rideau Centre, University of Ottawa, and key federal offices, with direct access to LRT, bus rapid transit, cycling infrastructure, and neighborhood amenities. The property fronts MacDonald Gardens Park, giving many units light, air, and green views that are increasingly difficult to replicate in denser urban corridors.

With a Walk Score of 97 (Walker's Paradise), Transit Score of 10/10, and Bike Score of 9/10, the asset appeals to students, young professionals, and public-sector workers seeking a car-optional lifestyle—demographics that drive sustained rental demand across economic cycles in Ottawa's core.

C. Stabilized Operations with Limited Near-Term Capital Exposure

Building systems, roofs, windows, and exterior components have been renewed within approximately the last decade, significantly reducing surprise capital expenditure risk. Electrical systems have been upgraded and efficient electric heat pumps installed, with utilities largely separated by unit to support expense recovery and tenant appeal.

This "capital-light" profile allows buyers to focus investment dollars on high-return interior improvements rather than unpredictable structural or mechanical work.

D. Insurance-Funded Capital Improvements In Progress

Two units currently benefit from insurance-funded improvements totaling approximately \$65,000, completed at no cost to ownership:

- **Unit 124-1:** \$40,000 of in-progress improvements supporting a rent reset to \$1,600/month upon completion.
- **Unit 124-7:** \$25,000 of pending work, with the potential to add a bedroom and bathroom via floor plan expansion, supporting a rent reset to \$1,700/month.

These improvements represent value created without buyer capital and are reflected in the optimized pro-forma.

E. Documented Unit-by-Unit Upside with Clear Business Plan

The seller's detailed rent roll identifies units at market, modestly below market, and significantly below market, along with specific cosmetic scope (paint, kitchen refresh, bath updates, flooring replacement) for each suite. Implementing this plan is expected to require approximately \$60,000 in targeted improvements across units and common areas (estimate for planning purposes only; buyers should complete their own due diligence).

This granular roadmap enables buyers to underwrite NOI growth with precision, managing turnover sequencing and renovation scope on a suite-by-suite basis rather than committing to large-scale construction campaigns.

F. CMHC MLI Select-Insured Financing Enhances Cash Flow and Reduces Risk

The property benefits from a first-rank CMHC-insured loan (Certificate #30354064) with a Net Loan Amount of \$2,923,800, total insured amount of \$3,000,456.90, maximum 4.50% interest rate, 5-year minimum initial term, and 40-year amortization. This financing structure significantly enhances debt service coverage ratio (DSCR) and cash-on-cash returns versus conventional financing available in today's market.

Qualified buyers may seek approval to assume this financing (subject to lender and CMHC approval), effectively stepping into institutional-grade, ESG-aligned debt that would be challenging and costly to arrange independently. This assumable mortgage acts as both a cash flow accelerator and a hedge against interest rate volatility over the hold period.

G. Defensive, Future-Proof Profile Aligned with Policy-Driven Housing Demand

R5C H(18) F(2.0) zoning supports the existing 14-unit configuration while positioning the property for potential long-term intensification or rear-yard infill opportunities. CMHC's MLI Select program emphasizes energy efficiency and housing affordability, reinforcing the asset's alignment with federal and municipal housing policy priorities.

As Ottawa continues to densify its core neighborhoods and prioritize transit-oriented development, stabilized, well-located multifamily assets like 122–124 Cobourg are increasingly scarce and strategically valuable.

Location & Lifestyle: The Lowertown / Sandy Hill Advantage

A. Walkable Urban Living in Ottawa's Historic Core

Located in Ottawa's Lower Town / Sandy Hill corridor, 122-124 Cobourg sits within a short walk of the ByWard Market, Rideau Centre, University of Ottawa, and multiple federal office complexes, placing residents at the intersection of education, government employment, entertainment, and urban amenities.

The property fronts MacDonald Gardens Park, a mature green space with walking paths, open lawn, and seasonal programming, and is steps from transit routes (LRT Confederation Line and OC Transpo bus network) and protected cycling infrastructure along the Rideau Canal and downtown bridges. This car-optional lifestyle resonates strongly with students, young professionals, and public-sector workers—demographics that drive sustained rental demand in Ottawa's core.

B. Walkability & Transit Metrics

Metric	Score	Description
Walk Score	97/100	Walker's Paradise - daily errands do not require a car
Transit Score	10/10	Excellent Transit - rapid transit and bus lines nearby
Bike Score	9/10	Very Bikeable - biking is convenient for most trips

Table 1: Walkability and transit scores for 122 Cobourg Street (source: third-party walkability databases and Ottawa transportation analysis)

C. Neighborhood Amenities & Context

- **ByWard Market:** 5-minute walk - farmers market, restaurants, nightlife, retail
- **Rideau Centre:** 8-minute walk - major shopping mall
- **University of Ottawa:** 10-minute walk - 40,000+ students, major employment anchor
- **Parliament Hill & Federal Offices:** 15-minute walk/bike - 130,000+ federal employees in downtown core
- **LRT Rideau Station:** 10-minute walk - east-west rapid transit line
- **Rideau Canal & bike paths:** Adjacent - UNESCO World Heritage Site, year-round active transportation

D. Market Context: Lowertown / Sandy Hill in 2026

Lowertown and Sandy Hill have experienced steady gentrification and reinvestment over the past decade, supported by proximity to employment, transit expansion, and municipal intensification policies. Sandy Hill maintains a 74% renter population, driven by University of Ottawa enrollment and young professional demand, while Lowertown attracts government workers and urban lifestyle seekers.

Recent market dynamics (Q4 2025 - Q1 2026) have seen Ottawa-wide rental vacancy rates rise modestly to approximately 3.5-3.8% as new purpose-built supply entered the market and international student inflows moderated. However, well-located, renovated units in core neighborhoods like Lowertown continue to demonstrate strong absorption and limited vacancy, particularly among the young professional and public-sector worker segments.

Average asking rents in Ottawa declined approximately 4.8% year-over-year to \$2,107 as of January 2026, reflecting softness in newer, higher-priced inventory. However, this correction has improved affordability ratios and is expected to stimulate renewed renter demand throughout 2026, particularly for well-managed, moderately priced assets in transit-accessible locations.

For 122-124 Cobourg, the combination of prime location, modest in-place rents, and documented market-to-market opportunity positions the asset to outperform both newer, higher-priced product and peripheral locations as the market rebalances.

Financial Performance & Upside Analysis

In-Place Performance (2025 Actual)

The property generated the following operating results based on actual financial statements and current in-place leases provided by the seller:

Revenue & Expense Item	2025 In-Place (\$)	Notes
Gross Scheduled Income	313,795.80	
Vacancy Allowance (3%)	(9,413.87)	
Effective Gross Income	304,381.93	
Operating Expenses:		
Property Taxes	34,765.56	
Insurance	18,896.16	
Management (5% of EGI)	15,219.10	
Gas	4,443.60	
Snow Removal	2,090.40	
Waste Management	1,057.68	
Hydro (common areas + landlord-paid units)	12,000.00	
Water	5,904.00	
Total Operating Expenses	94,376.50	
Net Operating Income (In-Place)	210,005.43	

Table 2: 2025 In-Place Financial Performance

The in-place NOI of \$210,005.43 supports the existing CMHC-insured mortgage and provides comfortable debt service coverage. The asset is stabilized, with minimal deferred maintenance and strong tenant retention driven by location quality and competitive in-place rents.

Optimized Performance (Pro-Forma Post-Renovation)

Applying the seller's documented "optimized" rent targets to under-market suites and reflecting executed hydro pass-through to applicable units, projected pro-forma performance is as follows:

Revenue & Expense Item	Optimized (\$)	Notes
Gross Scheduled Income (Optimized)	328,496.40	Mark-to-market on 5 sub-market units

Revenue & Expense Item	Optimized (\$)	Notes
Vacancy Allowance (3%)	(9,854.89)	
Effective Gross Income	318,641.51	
Operating Expenses (normalized):		
Property Taxes	34,765.56	
Insurance	18,896.16	
Management (5% of EGI)	15,932.08	
Gas	4,443.60	
Snow Removal	2,090.40	
Waste Management	1,057.68	
Hydro (post pass-through)	4,800.00	See footnote
Water	5,904.00	
Total Operating Expenses	87,889.48	
Net Operating Income (Optimized)	230,752.03	

Table 3: Pro-Forma Optimized Financial Performance

Footnote: Hydro reduction reflects pass-through to applicable units per executed lease amendments; supporting documentation available in due diligence room.

- **NOI Uplift:** \$230,752.03 – \$210,005.43 = \$20,746.60 annually (9.88% increase)
- **Estimated Capital Investment:** Approximately \$60,000 (primarily cosmetic suite-level improvements: kitchen cabinets, countertops, flooring, paint, bathroom fixtures, and minor common-area refresh). This estimate is for planning purposes only; buyers should complete independent due diligence and obtain contractor quotes.

Business Plan Summary

The buyer's business plan is straightforward and low-risk:

1. **Natural Turnover Strategy:** As leases naturally roll (typical 12–18 month cycle for multi-tenant student/professional properties), complete pre-identified cosmetic upgrades in select suites.
2. **Targeted Capex Deployment:** Focus capital on high-ROI improvements documented in the seller's unit-by-unit schedule (kitchens, baths, flooring, paint), avoiding large-scale structural or mechanical projects.
3. **Mark-to-Market Rent Adjustments:** Reposition refreshed suites at optimized rental rates supported by location quality, updated interiors, and strong comparables in Lowertown / Sandy Hill.

4. **Expense Optimization:** Continue utility cost recovery where feasible and maintain competitive operating expense ratios through preventative maintenance and proactive management.

With building systems largely addressed and CMHC MLI Select backing in place, capital can be focused on revenue-generating improvements rather than unpredictable structural work. This positions the asset for stable cash flow growth with manageable execution risk.

Illustrative Value Creation Analysis

Assuming a 5.0% capitalization rate for illustrative purposes (buyers should apply their own underwriting assumptions):

Scenario	NOI / Implied Value at 5.0% Cap (\$)
In-Place NOI (2025)	210,005.43 / 4,200,109
Optimized NOI (Post-Renovation)	230,752.03 / 4,615,041
NOI Uplift / Value Creation	+20,746.60 / +414,932

Table 4: Illustrative value creation through NOI optimization (5.0% cap rate assumption; for illustration only)

This implies approximately \$414,932 of incremental asset value created through a \$60,000 capital investment, representing a 6.92x multiple on invested capital before considering time value, financing benefits, or tax advantages. Buyers should apply their own cap rate, financing, and return assumptions to this framework.

Financing, Risk & Mitigation

Assumable CMHC MLI Select-Insured Mortgage

The property benefits from a first-rank CMHC-insured mortgage under the MLI Select program, which offers extended amortization and competitive rates to support rental housing projects meeting energy efficiency and affordability criteria.

Key Mortgage Terms

Term	Detail
CMHC Certificate Number	30354064
Approved Lender	Canada ICI Capital Corporation
Borrower	15877440 Canada Inc.
Net Housing Loan Amount	\$2,923,800.00
Insurance Premium	\$74,556.90
Application Fee	\$2,100.00
Total Insured Loan Amount	\$3,000,456.90
Maximum Interest Rate	4.50%
Initial Loan Term (minimum)	5 years
Amortization Period (maximum)	40 years
First Advance Date	September 23, 2024
Assumability	Subject to lender and CMHC approval

Table 5: CMHC MLI Select Mortgage Summary

Buyer Advantage

The existing CMHC MLI Select-insured loan offers long-amortization, low-rate debt that enhances cash-on-cash returns and cushions interest-rate volatility over the hold period. Purchasers may seek approval to assume this financing, avoiding the time, cost, and uncertainty of arranging new CMHC debt in the current environment. This structure is particularly valuable given:

- Extended 40-year amortization reduces monthly debt service and improves DSCR
- Maximum 4.50% rate locks in attractive financing relative to current market rates
- CMHC insurance provides lender confidence and may support future refinancing flexibility
- MLI Select alignment demonstrates asset compliance with federal ESG and affordability priorities

Key Risks & Mitigation Strategies

Risk	Description	Mitigation
Tenant Concentration & Turnover	Exposure to student and young professional tenants may increase turnover rates and	Highly desirable location with Walk Score 97, proximity to University of Ottawa (10-min walk) and

Risk	Description	Mitigation
	vacancy risk.	federal offices (15-min walk/bike), and quality park-facing units support sustained demand across multiple renter segments. Historic low vacancy in this micro-location.
Capital Expenditure & Building Condition	Unexpected capital items (roof, HVAC, plumbing, electrical) could impact cash flow and returns.	Major exterior components and building systems have been renewed within the last decade. Remaining planned work focuses on discrete, revenue-generating interior upgrades documented in the seller's unit-by-unit schedule. Buyers should complete independent building condition assessment.
Financing & Interest Rate Environment	Rising interest rates can compress cash flow, reduce DSCR, and negatively impact asset valuations at exit.	CMHC MLI Select-insured mortgage with maximum 4.50% rate and 40-year amortization significantly reduces refinancing risk and supports resilient DSCR throughout initial hold period. Assumable financing further mitigates rate exposure.
Market Softness & Rent Growth	Ottawa rental market has seen vacancy rise to ~3.5-3.8% in Q1 2026, with asking rents down ~4.8% YoY as new supply enters market.	Property's in-place rents are modest relative to market, providing downside protection. Location quality (core urban, transit-accessible, park-facing) positions asset to outperform newer, peripheral inventory. Optimized rent targets remain conservative relative to comparable renovated units in Lowertown/Sandy Hill.
Regulatory & Zoning Risk	Potential changes to rent control, tenant protections, or zoning regulations could impact operations or future intensification options.	Property is conforming with R5C H(18) F(2.0) zoning for multi-unit residential use. CMHC due diligence has confirmed appropriate use, environmental compliance, and title clarity as part of MLI Select approval process. Buyer should consult legal counsel regarding current and anticipated regulatory environment.

Table 6: Risk Assessment & Mitigation Framework

Environmental & Title Considerations

As a condition of CMHC MLI Select insurance, the lender obtained and reviewed an Environmental Site Assessment (ESA) report confirming compliance with CMHC environmental policies and guidelines. The property has been underwritten by CMHC with confirmation of good and marketable title, appropriate zoning, and priority ranking of the first-rank mortgage.

Buyers are encouraged to conduct independent environmental, title, and legal due diligence as part of their acquisition process.

Unit Mix & Rent Roll Summary

The property comprises 14 residential units across two adjacent buildings (122 Cobourg: 7 units; 124 Cobourg: 7 units). The seller has provided a detailed rent roll with current lease terms, in-place rents, and optimized rent targets following targeted suite improvements.

122 Cobourg Street (7 Units)

Unit	BR	Current (\$/mo)	Optimized (\$/mo)	Park	Status / Notes
122-1	3	2,500.00	2,500.00	0	Occupied — kitchen refresh + paint at turnover
122-2	1	1,775.00	1,775.00	1	Turning over — strong leasing demand at re-lease
122-3	2	1,900.00	1,900.00	0	New tenants May 2025 — turnkey
122-4	1+1	1,975.00	1,975.00	1	Fully renovated
122-5	3	2,500.00	2,500.00	0	Recently leased at \$2,500 — fully renovated
122-6	2	1,123.00	1,650.00	0	Long-term tenant — renovation unlocks +\$527/mo
122-7	3	2,500.00	2,500.00	0	No work required

Table 7: 122 Cobourg rent roll summary

124 Cobourg Street (7 Units)

Unit	BR	Current (\$/mo)	Optimized (\$/mo)	Park	Status / Notes
124-1	1	1,454.40	1,600.00	0	\$40K insurance-funded improvements in progress
124-2	2	1,975.00	1,975.00	1	Fully renovated
124-3	1+1	1,554.00	1,800.00	2	Refresh unlocks +\$246/mo
124-4	2	1,684.70	1,684.70	0	No work required
124-5	2	1,900.00	1,900.00	1	No work required
124-6	2	1,815.00	1,815.00	0	Light kitchen/bath refresh at turnover
124-7	1	1,393.55	1,700.00	0	\$25K insurance-funded work pending; potential floor plan expansion

Table 8: 124 Cobourg rent roll summary

Key Observations

- **Mix:** 3 × 1-bedroom, 2 × 1+1-bedroom (one bedroom plus den), 6 × 2-bedroom, 3 × 3-bedroom
- **Parking:** 5 units include parking (premium feature in downtown Ottawa)
- **Condition:** Approximately 50% of units are at or near market rents following recent renovations; remaining units represent identifiable mark-to-market upside with defined scope

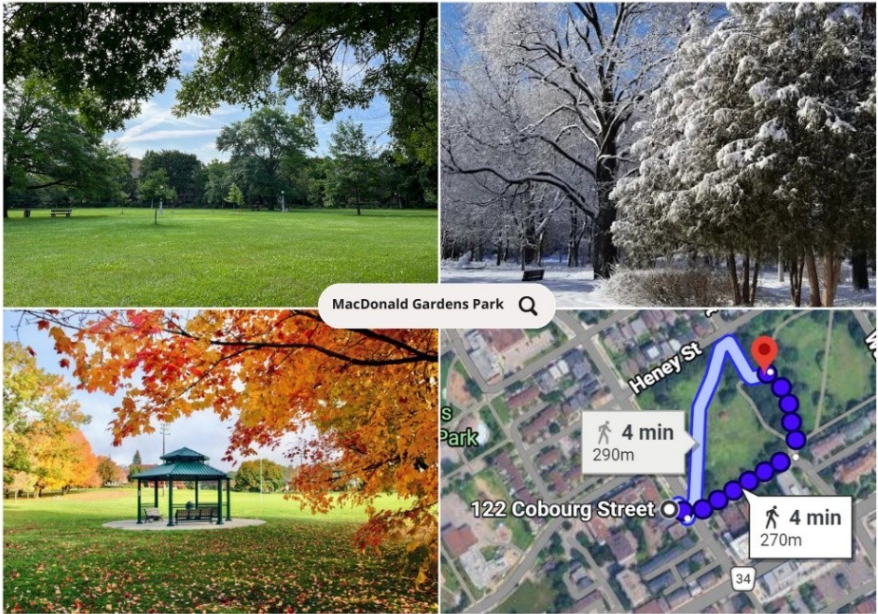
- **Tenant Profile:** Mix of long-term renters, government employees, young professionals, and students; strong retention in renovated units
- **Insurance-Funded Work In Progress:** \$65,000 across units 124-1 and 124-7 at no cost to ownership

The color-coded rent roll provided by the seller (green = at market, yellow = modest upside, red = significant upside) allows buyers to sequence renovation work and manage capital deployment based on lease expiry timing and tenant turnover.

Appendix A: Property Photos

Exterior & Park Views

The property benefits from direct frontage on MacDonald Gardens Park, providing mature trees, open green space, and exceptional natural light for park-facing units. The two buildings share a quiet residential block with minimal through-traffic and strong pedestrian connectivity to downtown amenities.

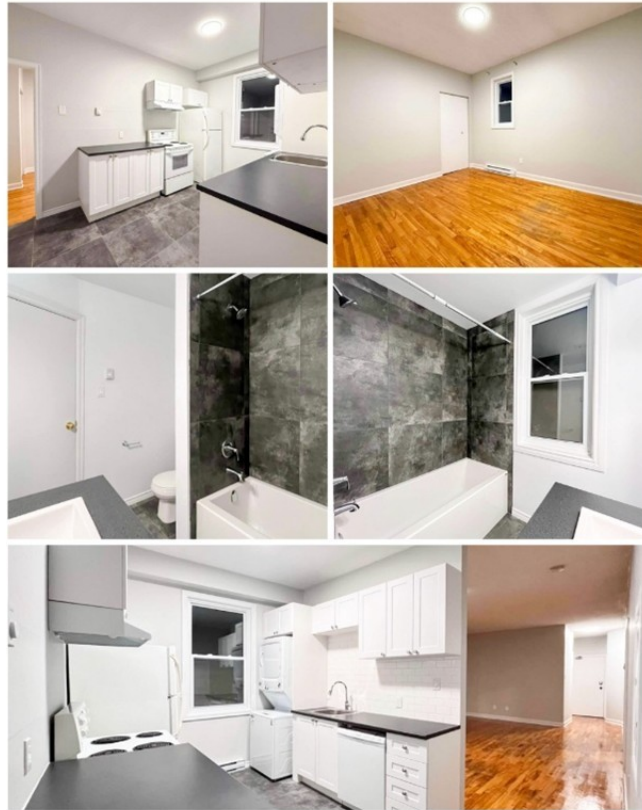


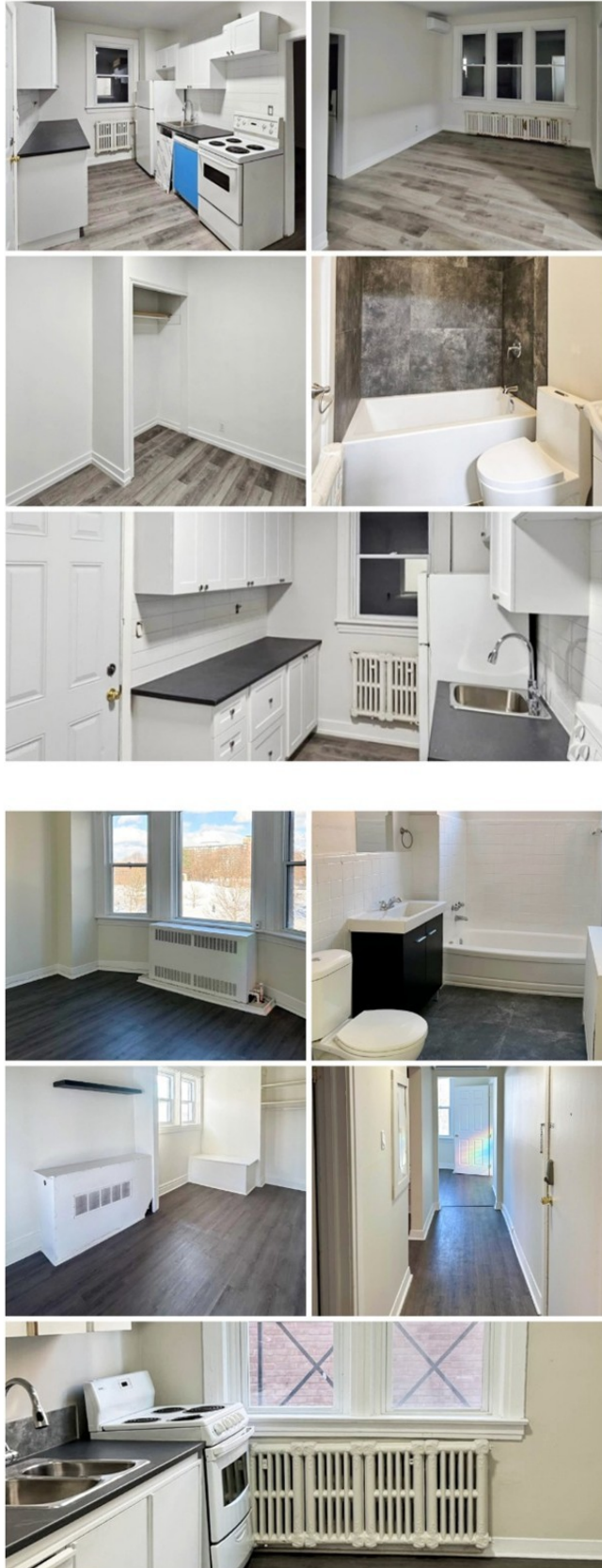
Interior Unit Photos – Representative Renovated Suites

The seller has completed significant interior renovations across multiple units within the past 3–5 years, establishing a clear finish standard and demonstrating achievable rental premiums for updated product.

Unit Features (Renovated Suites)

- Hardwood or laminate flooring throughout
- Modern kitchen cabinetry with granite or quartz countertops
- Stainless steel or black appliances (fridge, stove, range hood)
- Updated bathroom with modern tile, vanity, and fixtures
- Fresh neutral paint (grey tones)
- High ceilings (9 ft) with large windows providing excellent natural light
- Private balconies on select units







Additional property photos are available in the Google Drive. Please contact the listing agent for access.

Appendix B: Location Maps & Context

Proximity to Key Destinations

- **ByWard Market:** 8 min bus | 5 min bike
- **Rideau Centre:** 11 min bus | 6 min bike
- **University of Ottawa:** 14 min bus | 5 min bike
- **Rideau LRT Station:** 9 min bus | 5 min bike
- **Parliament Hill & Federal Government District:** 16 min bus | 11 min bike

Transit & Cycling Infrastructure

Ottawa's Confederation Line LRT provides rapid east-west transit across the downtown core, with Rideau Station serving as a major transfer hub connecting to multiple OC Transpo bus routes. The property benefits from exceptional cycling connectivity via protected bike lanes along the Rideau Canal, Ottawa River pathways, and downtown bridge networks, providing efficient access to key employment, retail, and institutional nodes throughout the city.

Appendix C: Market Context & Trends

Ottawa Rental Market Overview (2026)

The Ottawa rental market entered 2026 with vacancy rates rising modestly to approximately 3.5–3.8% as significant new purpose-built supply came online in 2024–2025 and international student inflows moderated due to federal policy changes. Average asking rents declined approximately 4.8% year-over-year to \$2,107 as of January 2026, reflecting softness primarily in newer, higher-priced inventory.

However, well-located, renovated units in core neighborhoods like Lowertown and Sandy Hill continue to demonstrate strong absorption and limited vacancy, particularly among young professionals and public-sector workers returning to downtown offices under hybrid work policies.

Key Market Dynamics

- **Supply:** Approximately 4,187 new rental units forecast to complete in Ottawa in 2026, concentrated in suburban and newer downtown nodes
- **Demand:** Slower population growth and reduced international student inflows have moderated net new renter formation, but employment in federal government and tech sectors remains stable
- **Affordability:** Rent-to-income ratios have improved to just below 30% for the first time in six years, expected to stimulate renewed demand through 2026
- **Core vs Periphery:** Core neighborhoods (Lowertown, Sandy Hill, Centretown) outperforming suburban markets due to walkability, transit access, and return-to-office trends

Lowertown / Sandy Hill Micro-Market Strengths

- **74% renter population** in Sandy Hill driven by University of Ottawa enrollment (~40,000 students) and young professional demand
- **Gentrification and reinvestment** over past decade supporting rent growth and property value appreciation
- **Heritage character and walkability** increasingly scarce in Ottawa's development landscape, supporting pricing power for quality product
- **Transit-oriented development policy** reinforces long-term municipal support for densification and rental housing in core neighborhoods

For 122–124 Cobourg, the combination of prime location, modest in-place rents, and documented market-to-market opportunity positions the asset to outperform both newer, higher-priced product and peripheral locations as the Ottawa rental market rebalances through 2026–2027.

Important Disclaimers & Buyer Due Diligence

Information Sources & Verification

This Investment Opportunity Brief has been prepared by Marc Papineau, Salesperson with eXp Realty, Brokerage, based on information provided by the seller, publicly available data, and third-party market research. While every effort has been made to ensure accuracy, prospective buyers are encouraged to conduct independent due diligence and verification of all information contained herein.

No Representations or Warranties

The seller and listing brokerage make no representations or warranties regarding the accuracy, completeness, or suitability of this information for any particular purpose. Financial projections, pro-forma analyses, and market assumptions are provided for illustrative purposes only and should not be relied upon as predictions of future performance.

Buyer Responsibilities

Prospective buyers should:

- Engage qualified legal counsel to review title, zoning, environmental reports, and CMHC financing documents
- Retain a licensed building inspector or engineer to assess property condition and identify capital requirements
- Conduct independent financial underwriting, including verification of rent roll, operating expenses, and pro-forma assumptions
- Consult with qualified tax and accounting advisors regarding acquisition structure, financing, and tax implications
- Obtain independent appraisal and market rent analysis from qualified professionals
- Review all CMHC MLI Select program requirements and mortgage assumption criteria with lender

Capital Expenditure Estimates

The estimated \$60,000 capital expenditure figure for suite renovations and common-area improvements is provided for planning purposes only and is based on the seller's preliminary assessment. Actual costs may vary significantly based on scope changes, contractor selection, material choices, and market conditions. Buyers should obtain independent contractor quotes and engineering assessments before finalizing acquisition underwriting.

CMHC Mortgage Assumption

Assumption of the existing CMHC MLI Select-insured mortgage is subject to approval by Canada ICI Capital Corporation and CMHC, and may require satisfaction of lender credit, income, net worth, and experience criteria. Buyers should engage directly with the lender early in the acquisition process to understand assumption requirements and timeline.

Contact Information

For additional information, property showings, or to submit an offer, please contact:

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Property Address:

122-124 Cobourg Street, Ottawa, Ontario K1N 8H1

MLS® Listing: Draft3627904

Listing Price: \$4,250,000

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