



THE COMMODORE



THE COMMODORE OPPORTUNITY

A unique opportunity for local, national and institutional investors and developers to have a footprint minutes from the campus of Dalhousie University, the largest university in Atlantic Canada.

The property is ideally located to benefit from the high demand and low supply of quality student housing options. The Commodore offers a steady income with 100% occupancy and significant opportunity for annual rent escalations. This opportunity has exceptional near and long term-value.

INVESTMENT HIGHLIGHTS

- The property just underwent a complete renovation that was completed in August 2019 including suites, common areas, building systems, exterior and roof.
- Ideal unit mix of furnished 3 to 5 bedroom units catering to the student demographic.
- Units come complete with all furniture, TV, heat, water, power, appliances, artwork, shelving, etc.
- Total site area of 20,000 sf.
- 26 rental units in 33,000 sf, over 3 floors situated near the Dalhousie University Campus.
- Stabilized income: \$ 742,908 NOI.
- Fully leased with historical 100% occupancy rate.



UNITS:
26



BEDS:
100



OCCUPANCY:
100%



NOI:
\$ 742,908



TOTAL SF:
33,000



RENOVATED:
2019

HALIFAX

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LOCATION HIGHLIGHTS

- Located in the South End of Halifax, The Commodore is at the heart of the student neighbourhood at the corner of Oxford Street and Jubilee Street.
- The property is located a short 7 minute walk to the Dalhousie campus and 15 minute walk to Downtown Halifax, giving tenants easy access to grocery, restaurants, cafes, bars and shopping.
- Dalhousie University is one of the oldest and most prestigious universities in Canada, and attracts tens of thousands of students from all over the country and abroad year after year.
- Saint Mary's one of the largest universities in Halifax is also within close proximity.
- Proximity to major public transportation and residential neighbourhoods.
- The large student population in Halifax increases demand for high quality, hands-off, easy housing.



THE OFFERING PROCESS

The property is offered for sale via a bid process. Bid date is **November 7, 2019**. All prospective purchasers are encouraged to contact the listing agents for access and offer submission guidelines. Due diligence materials will be provided upon signing of a confidentiality agreement.

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