

© 2021 Google



315 St. Paul Street | Kamloops, BC

FOR SALE | **Royal Residences**

45 Residential Strata Lots - 100% Rented

Opportunity to purchase 45 residential strata units of a six-storey building with parkade at the southeast corner of St. Paul St and 3rd Ave in Downtown Kamloops within walking distance to Lansdowne Mall, restaurants, banks, and pubs. Remarkable data room available with CA executed.

Peter A. Seed, BA, DIPL. TECH
Vice President
604 691 6608 | pseed@naicommercial.ca

NAI Commercial
1075 W Georgia St, Suite 1300
Vancouver, BC V6E 3C9
+1 604 683 7535 | naicommercial.ca

315 St. Paul Street, Kamloops, BC

Residential Units

Unit #	Strata Lot	Unit Type	Size (SF)	Deck SF
201	6	2 Bedroom + Den, 2 Bath	1,000	264
202	7	1 Bedroom + Den	609	133
203	8	1 Bedroom + Den	609	133
204	9	2 Bedroom + Den, 2 Bath	1,023	226
205	10	2 Bedroom + Den, 2 Bath	1,063	252
206	14	1 Bedroom + Den	742	475
207	11	2 Bedroom + Den, 2 Bath	1,063	204
208	13	1 Bedroom + Den	709	462
209	12	1 Bedroom + Den	709	462
301	15	2 Bedroom + Den, 2 Bath	1,000	102
302	16	1 Bedroom + Den	690	109
303	17	1 Bedroom + Den	690	32
304	18	2 Bedroom + Den, 2 Bath	1,023	175
305	19	2 Bedroom + Den, 2 Bath	1,063	72
306	23	1 Bedroom + Den	742	61
307	20	2 Bedroom + Den, 2 Bath	1,063	193
308	22	1 Bedroom + Den	709	68
309	21	1 Bedroom + Den	709	68
401	24	2 Bedroom + Den, 2 Bath	1,000	102
402	25	1 Bedroom + Den	690	109
403	26	1 Bedroom + Den	690	32
404	27	2 Bedroom + Den, 2 Bath	1,023	175
405	28	2 Bedroom + Den, 2 Bath	1,063	72
406	32	1 Bedroom + Den	742	61
407	29	2 Bedroom + Den, 2 Bath	1,063	193
408	31	1 Bedroom + Den	709	68
409	30	1 Bedroom + Den	709	68
501	33	2 Bedroom + Den, 2 Bath	1,000	102
502	34	1 Bedroom + Den	690	109
503	35	1 Bedroom + Den	690	32
504	36	2 Bedroom + Den, 2 Bath	1,023	175
505	37	2 Bedroom + Den, 2 Bath	1,070	72
506	41	1 Bedroom + Den	742	61
507	38	2 Bedroom + Den, 2 Bath	1,063	193
508	40	1 Bedroom + Den	709	68
509	39	1 Bedroom + Den	709	68
601	42	2 Bedroom + Den, 2 Bath	1,000	102
602	43	1 Bedroom + Den	690	109
603	44	1 Bedroom + Den	690	32
604	45	2 Bedroom + Den, 2 Bath	1,023	175
605	46	2 Bedroom + Den, 2 Bath	1,063	72
606	50	1 Bedroom + Den	742	61
607	47	2 Bedroom + Den, 2 Bath	1,063	193
608	49	1 Bedroom + Den	709	68
609	48	1 Bedroom + Den	709	68

PID

030-751-802, 030-751-811,
030-751-829, 030-751-837,
030-751-845, 030-751-888,
030-751-853, 030-751-870,
030-751-861, 030-751-896,
030-751-900, 030-751-918,
030-751-926, 030-751-934,
030-751-977, 030-751-942,
030-751-969, 030-751-951,
030-751-985, 030-751-993,
030-752-001, 030-752-019,
030-752-027, 030-752-060,
030-752-035, 030-752-051,
030-752-043, 030-752-078,
030-752-086, 030-752-094,
030-752-108, 030-752-116,
030-752-159, 030-752-124,
030-752-141, 030-752-132,
030-752-167, 030-752-175,
030-752-183, 030-752-191,
030-752-205, 030-752-248,
030-752-213, 030-752-230,
030-752-221

Total Strata Area

38,285 SF

Gross Buildable Area

49,964 SF

Parking

45 stalls (unassigned)

Zoning

CBD Central Business District

Suite Mix

1-Bedroom + Den	25
2-Bed + Den, 2 Bath	20
Total Suites	45

Net Income

\$832,839 (as of June 2023)

Year Built

2019

Price

Contact agent

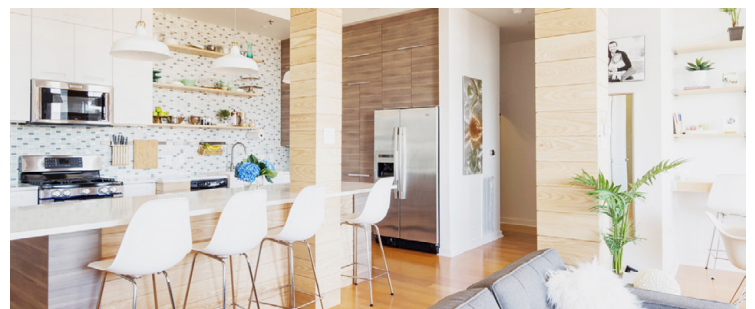
Rent Roll as of June 2023

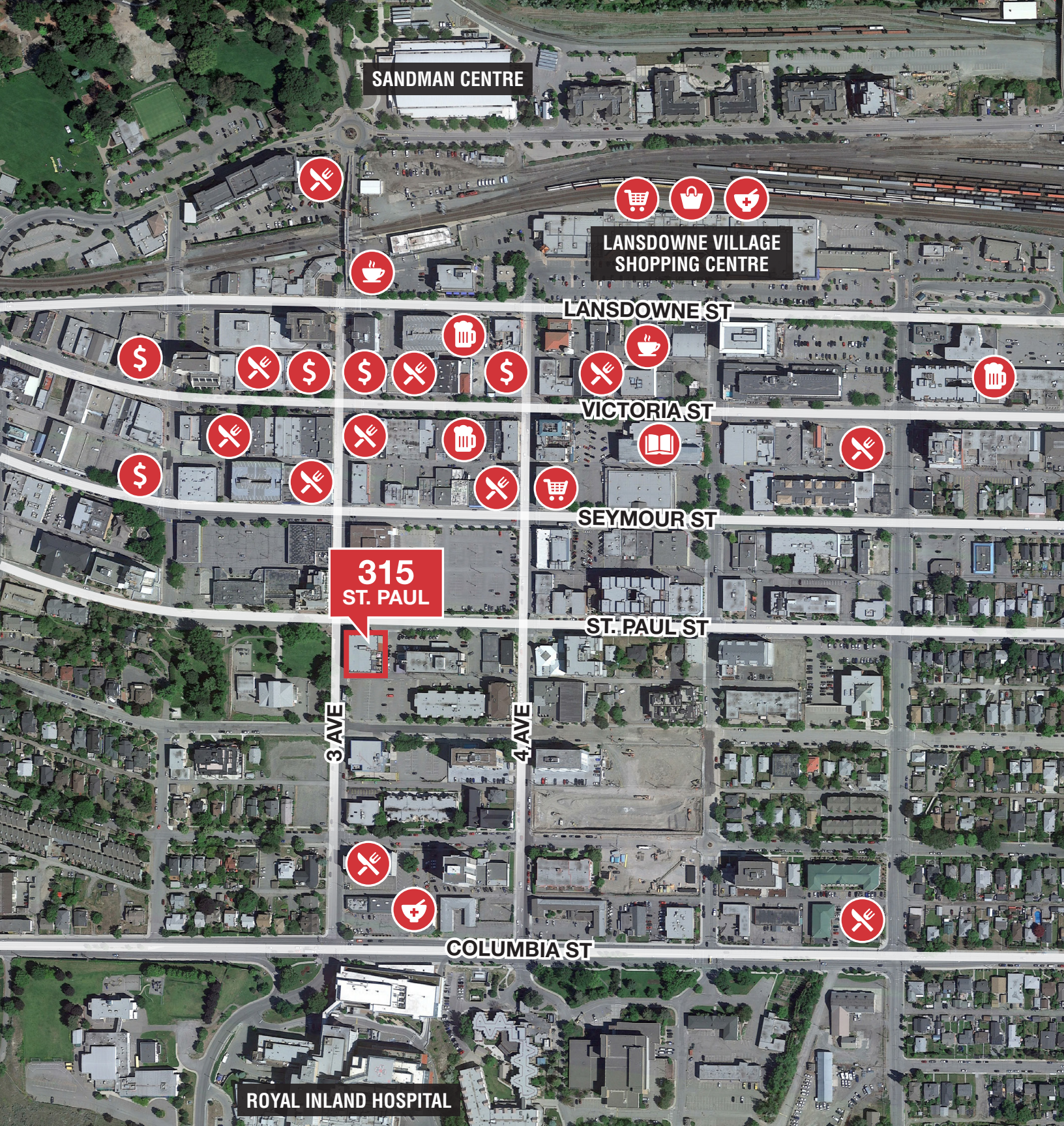
Unit #	Actual Rent	Market Rent	Move In Date
201	\$2,273	2,500	2023-05-01
202	\$1,650	1,950	2022-11-01
203	\$1,850	1,850	2023-05-01
204	\$2,013	2,500	2020-09-01
205	\$2,500	2,500	2023-05-01
206	\$1,702	2,100	2020-11-01
207	\$2,173	2,500	2019-08-16
208	\$1,702	2,100	2020-12-15
209	\$1,656	2,100	2020-04-01
301	\$2,500	2,500	2023-05-01
302	\$1,677	1,950	2021-07-01
303	\$1,552	1,850	2019-09-16
304	\$2,013	2,500	2019-09-01
305	\$2,045	2,500	2022-04-01
306	\$1,800	1,950	2023-05-01
307	\$2,300	2,500	2022-04-26
308	\$1,850	1,850	2023-05-01
309	\$1,645	1,950	2022-07-01
401	\$2,013	2,500	2019-09-19
402	\$1,734	1,950	2022-02-01
403	\$1,771	1,850	2021-11-15
404	\$2,013	2,500	2019-08-15
405	\$2,013	2,500	2019-08-01
406	\$1,500	1,950	2020-03-01
407	\$2,500	2,500	2023-05-01
408	\$1,950	1,950	2023-05-01
409	\$1,650	1,950	2022-12-01
501	\$2,121	2,500	2019-10-15
502	\$1,759	1,950	2019-05-01
503	\$1,700	1,850	2023-05-01
504	\$2,233	2,500	2021-09-01
505	\$2,346	2,500	2022-02-10
506	\$1,677	1,950	2022-04-01
507	\$2,121	2,500	2019-07-01
508	\$1,650	1,950	2022-12-16
509	\$1,632	1,950	2022-03-04
601	\$2,277	2,800	2020-10-01
602	\$1,779	2,150	2022-03-01
603	\$1,879	2,050	2023-05-01
604	\$2,587	2,800	2020-03-01
605	\$2,277	2,800	2021-01-01
606	\$1,604	2,150	2020-03-01
607	\$2,400	2,800	2021-05-01
608	\$1,677	2,150	2021-08-01
609	\$1,702	2,150	2021-01-01
Total	\$87,466	\$100,800	

Financials

January to December 2022	
Ordinary Income/Expense	
Total Rental Income / Gross Profit	\$1,049,592
Expense	
Advertising and Promotion	\$1,234
Bank Service Charges	\$1,230
Insurance Expense	\$32,796
Management fee - CPM	\$23,185
Office Supplies	\$1,381
Property taxes	\$81,195
Repairs and Maintenance:	
Fire Alarm	\$2,268
Janitorial	\$10,800
R&M - Other	\$15,412
Total Repairs and Maintenance	\$28,480
Security Services	\$2,835
Snow Removal	\$5,859
Telephone Expense	\$4,500
Utilities	\$35,824
Total Expense	\$218,518
Net Ordinary Income	\$831,073
Interest income	\$1,764
Net Income	\$832,839

*Note: No revenue from 45 parking stalls.
(Leases are silent on parking charges).*





SANDMAN CENTRE

LANSDOWNE VILLAGE SHOPPING CENTRE

LANSDOWNE ST

VICTORIA ST

SEYMOUR ST

ST. PAUL ST

COLUMBIA ST

ROYAL INLAND HOSPITAL

315 ST. PAUL

NAICommercial

1300-1075 W Georgia St, Vancouver, BC V6E 3C9 | +1 604 683 7535 | naicommercial.ca

Peter A. Seed, BA, DIPL. TECH
Vice President
604 691 6608
pseed@naicommercial.ca

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and the same is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice, and of any special listing conditions imposed by our principals no warranties or representations are made as to the condition of the property or any hazards contained therein are any to be implied.