

**AVISON
YOUNG**

Deerwood Place

12003 - 139 Avenue, Edmonton AB

For Sale

48 Units



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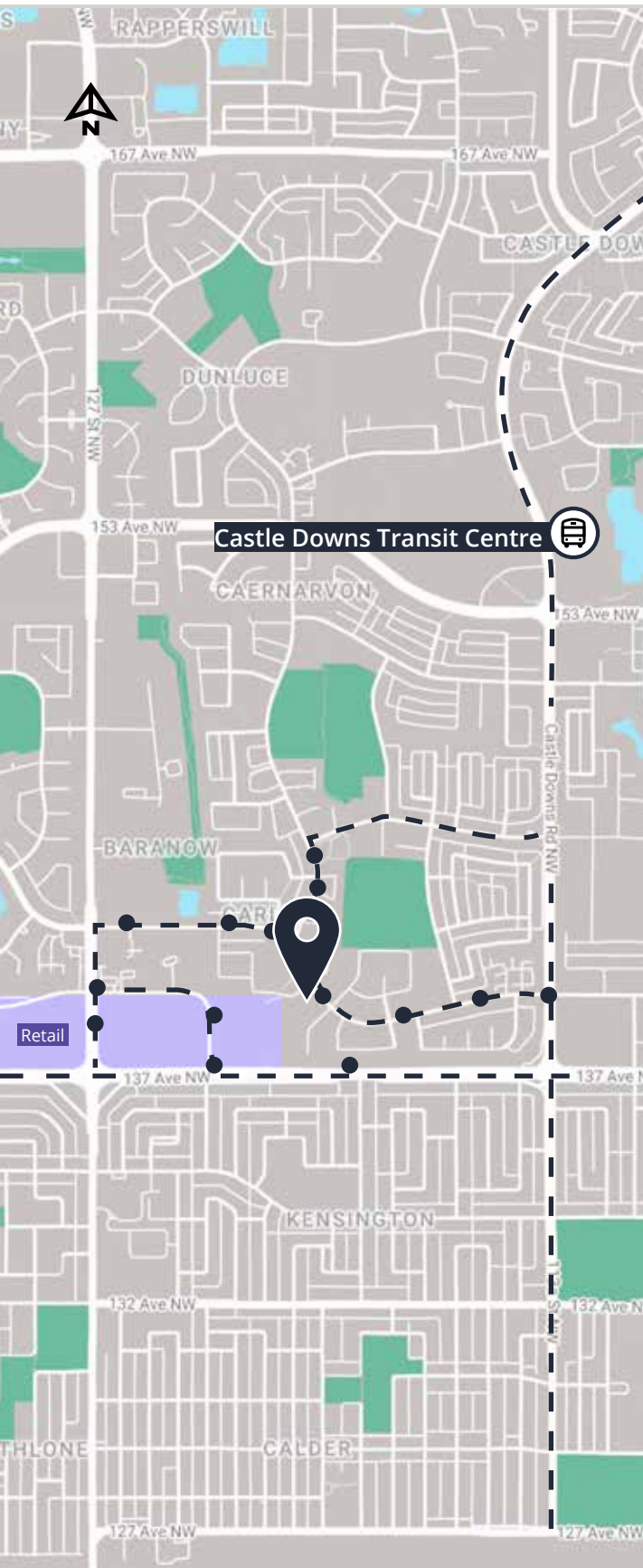
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Property Overview

12003 - 139 Avenue, Edmonton, AB

Details

Municipal Address 13904/06/10/14 - 121 Street and 12003/11/15/25 - 139 Avenue, Edmonton, AB

Legal Address Plan 7721588, Block 35, Lot A

Neighbourhood Carlisle

Suite Mix	Unit Type	# of Units
	1 Bed	12
2 Bed	12	
Townhome: 2 Bed	12	
Townhome: 3 Bed	12	
Total	48	

Year Built 1978

Zoning RM h16

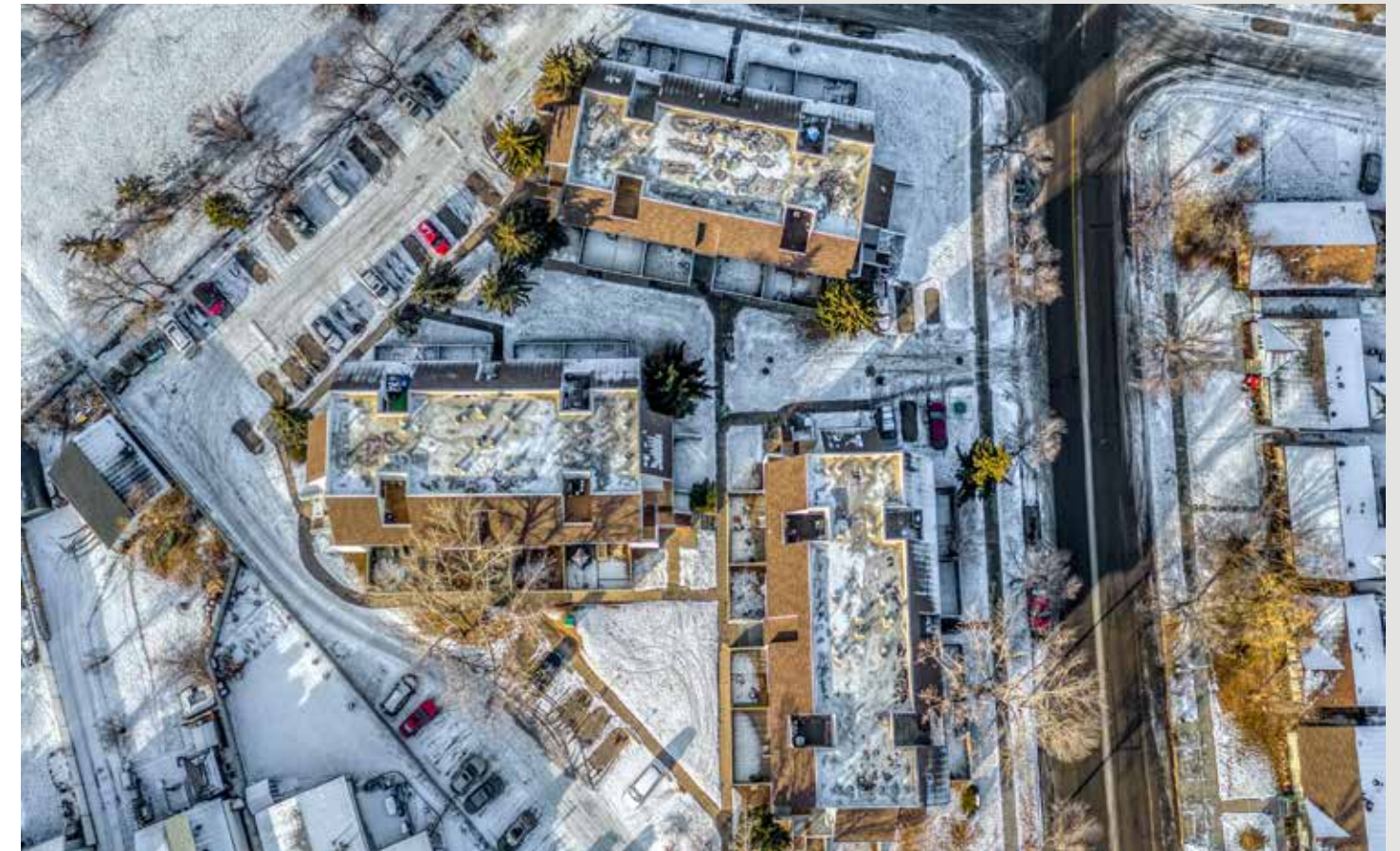
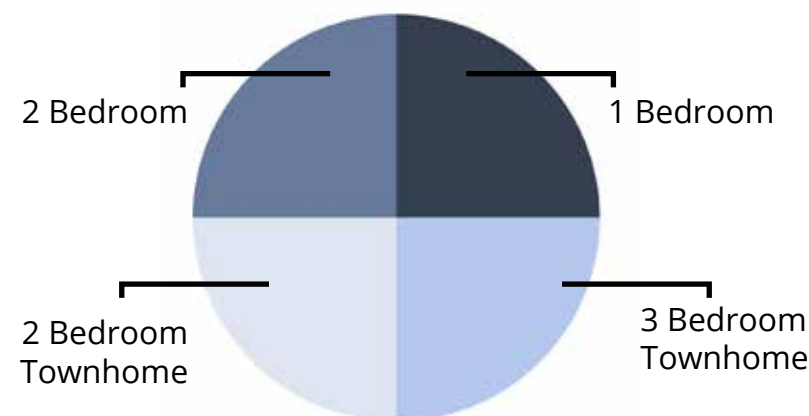
Parking Surface

Structure Wood frame

Storage Units 9 - 3 per building

Site Size 1.89 acres

Asking Price: \$7,500,000 (\$156,250/unit)



Deerwood Place (the “Property”) positions itself as a rare opportunity to acquire a well-maintained wood frame asset, located in the mature neighbourhood of Carlisle.

The Property is a three-building complex totaling 48-units of which 50% are two-bedroom units appealing to its predominant family demographic. The property uniquely features 50% walk-up units and 50% townhome units.



Investment Highlights

Strong value add opportunity - CMHC views both townhome product and wood-frame product similarly, the resulting availability of debt for the entire property is strong.

Adjacent to Palisades Shopping Centre - providing excellent proximity to a variety of retail, entertainment, and educational facilities, including Northgate Mall and the Greisbach retail node.

Major interior renovations and capital expenditures completed including replacement of most external staircases, railings and new duradeck covering on all balconies.

Ideal suite mix with 25% one bedrooms, 50% two bedrooms and 25% three bedrooms.

1,258,868 SF

Total commercial square footage in the immediate vicinity.



Location Overview

12003 - 139 Avenue, Edmonton, AB

Amenity Rich Neighbourhood

The Property is located in the mature neighborhood of Carlisle. Surrounded primarily by single-family homes, it also neighbors the Pembina retail node, which includes Palisades Shopping Centre, North City Centre, and Skyview Centre, totaling 1,258,868 SF of commercial space. The increasing demand for new multifamily products in the Northwest region continues to compress vacancy to a historical market low.

Currently, Edmonton's Northwest submarket has limited rental product. As demand continues to outpace new rental supply, vacancy rates have decreased by 1.0% from Q4 2022 to Q4 2023 in the Castledown region. Demand and value for affordable rental products are expected to increase as new migrants continue to enter Edmonton, putting upward pressure on rental rates. In Q4 2023, the Northwest experienced the largest quarterly rental rate increase at 8% to \$1.95 PSF.



Amenities and services

01	Castledown Bingo
02	Planet Fitness
03	White Oaks Dental Centre
04	The Brick
05	Boston Pizza
06	A&W
07	Bank of Montreal
08	Superstore
09	Super Stars Daycare
10	Dollarama
11	FreshCo
12	North City Centre Shopping Mall
13	The Home Depot
14	Michaels
15	Best Buy



Schools

01	St Angela Catholic School
02	McArthur School




Drive Times


8 mins	Anthony Henday
15 mins	Royal Alexandra Hospital
20 mins	Downtown Edmonton

For Sale Deerwood Place

Carlisle Demographics

 **4,118**
Population

 **9.9%**
Population Growth (2023 - 2026)

 **\$72,854**
Average Household Income

 **34.9 yrs**
Median Age



**One of two
existing rental
projects in
the entire
neighborhood.**



Rental Market Survey

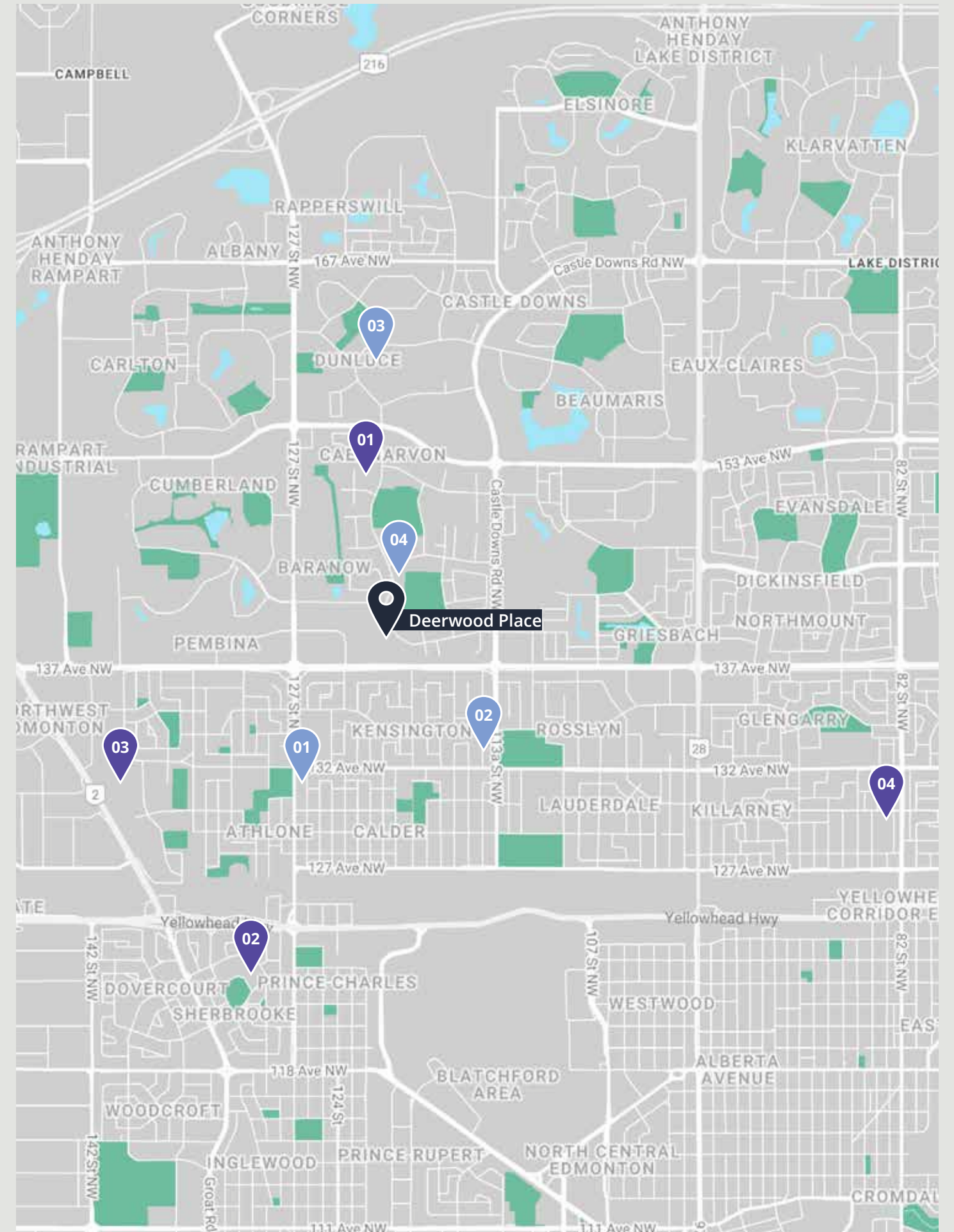
12003 - 139 Avenue, Edmonton, AB

Walk-Up Apartments

Property	Address	Bedroom(s)	Average SF	Monthly Rental Rate	Rent PSF
1 Terrace Garden Estates	13124 126 St NW	1 Bedroom	775	\$1,329	\$1.71
		2 Bedroom	969	\$1,318	\$1.36
2 Rosslyn Apartments	13220 113a Ave NW	1 Bedroom	562	\$1,105	\$1.97
		2 Bedroom	821	\$1,399	\$1.70
3 Meadowside Estates	11919 162 Ave NW	1 Bedroom	523	\$1,409	\$2.69
		2 Bedroom	718	\$1,499	\$2.09
4 Castle Court	14407 121 St NW	1 Bedroom	750	\$1,469	\$1.96
		2 Bedroom	1100	\$1,579	\$1.44
Deerwood Place Walk-Ups	12009 139 Avenue NW	1 Bedroom		\$1,003	
		2 Bedroom		\$1,125	

Townhome Style Apartments

Property	Address	Bedroom(s)	Average SF	Monthly Rental Rate	Rent PSF
1 Castleridge Estates	46 Caernarvon Ct NW	3 Bedroom, Townhome Unit	1200	\$1,769	\$1.47
2 Wedgewood Homes	12235 129a St NW	2 Bedroom, Townhome Unit	850	\$1,419	\$1.67
		3 Bedroom, Townhome Unit	969	\$1,489	\$1.54
3 Wellington Park	13220 140 St NW	2 Bedroom, Townhome Unit	960	\$1,354	\$1.41
		3 Bedroom, Townhome Unit	1030	\$1,500	\$1.46
4 Delton	8217 130 Ave NW	2 Bedroom, Townhome Unit	952	\$1,540	\$1.62
		3 Bedroom, Townhome Unit	1064	\$1,670	\$1.57
Deerwood Place Townhomes	12009 139 Avenue NW	2 Bedroom, Townhome Unit		\$1,205	
		3 Bedroom, Townhome Unit		\$1,394	



Financial Analysis

12003 - 139 Avenue, Edmonton, AB

REVENUE	CURRENT RENT				PROJECTED RENT		
	#UNITS	AVG. RENT*	MONTHLY	ANNUAL	AVG. RENT	ANNUAL	
1 Bedroom	12	\$1,003	\$12,040	\$144,480	\$1,200	\$172,800	
2 Bedroom	12	\$1,125	\$13,500	\$162,000	\$1,300	\$187,200	
Townhome: 2 Bedroom	12	\$1,205	\$14,455	\$173,460	\$1,400	\$201,600	
Townhome: 3 Bedroom	12	\$1,394	\$16,725	\$200,700	\$1,500	\$216,000	
Gross Rental Revenue	48	\$1,182	\$56,720	\$680,640	\$1,350	\$777,600	
ADDITIONAL REVENUE				ANNUAL			
Laundry Revenue			\$8,640	\$8,640		\$8,640	
Sundry Revenue			\$14,788	\$14,788		\$14,788	
Parking Revenue			\$300	\$300		\$300	
Storage Revenue			\$300	\$300		\$300	
Total			\$24,028	\$24,028		\$24,028	
Gross Potential Revenue			\$704,668	\$801,628		\$801,628	
Less: Vacancy Allowance	2.40% of Gross Potential Revenue		-\$16,335	-\$16,335		-\$18,662	
Effective Gross Revenue			\$688,332	\$782,965		\$782,965	
Less: Operating Expenses		Basis	% of EGR	PUPA	Total Annual	PUPA	Total Annual
Property Taxes	Actual 2023	10.52%	\$1,508	\$72,388	\$1,508	\$72,388	
Insurance	Actual 2023	4.34%	\$622	\$29,859	\$622	\$29,859	
Utilities	Actual 2023	19.03%	\$2,729	\$131,005	\$2,729	\$131,005	
Repairs & Maintenance	Stabilized	5.79%	\$830	\$39,840	\$830	\$39,840	
Salary & Wages	Stabilized	3.49%	\$500	\$24,000	\$500	\$24,000	
Appliance Reserve	Stabilized	1.26%	\$180	\$8,640	\$180	\$8,640	
Management Fees	% of EGR	4.25%	\$609	\$29,254	\$693	\$33,276	
Miscellaneous Expenses	% of EGR	2.00%	\$287	\$13,767	\$326	\$15,659	
Total		50.67%	\$7,266	\$348,753	\$7,389	\$354,667	
Total Operating Expense			\$339,580	\$428,298		\$428,298	

Rental Analysis

Price Guidance \$7,500,000
 Price Per Unit \$156,250

NOTES TO FINANCIAL ANALYSIS

REVENUE

Monthly Rental Revenue: Taken from the April 2024 rent roll.

Laundry Revenue: Stabilized to market at \$15/unit/month.

Sundry Revenue: Taken from the June 2023 12 month trailing operating statement, includes cleaning/damage revenue, interest income, bad debt recovery, and other income.

Parking Revenue: Taken using the actual parking revenue from the April 2024 rent roll.

Storage Revenue: Taken using the actual storage revenue from the April 2024 rent roll.

Vacancy Loss: 2.40% vacancy loss.

**Some of the unit rents in the current proforma are based on the August increased rents that the Vendor will provide notices for.*

EXPENSES

Property Taxes: Taken from the 2023 property tax notice.

Insurance: Taken from the June 2023 12 month trailing operating statement.

Utilities: Taken from the June 2023 12 month trailing operating statement.

Repairs & Maintenance: Using the 2023 CMHC expense benchmarks for wood frame product (\$830 PUPA).

Appliance Reserve: Using the 2023 CMHC expense benchmarks for wood frame product (\$60/appliance/unit/year). There are 3 appliances per unit (fridge, stove, dishwasher).

Caretaker/Leasing Manager: Estimated salary for a caretaker for building this size is \$500/unit/year. This includes leasing and on-going property management duties such as tenant turnover and minor cleaning.

Management Fees: Taken using the 2023 CMHC expense benchmarks for wood frame product (4.25% of EGR).

Miscellaneous: Taken using the 2023 CMHC expense benchmarks for wood frame product (2.00% of EGR). This expense item covers unforeseen and variable costs such as advertising and marketing.





St. Timothy School

Carlisle Park

The Jewel of Griesbach

Get more information

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