



Parkland Apartments: A Substantially Upgraded Multi-Family Asset

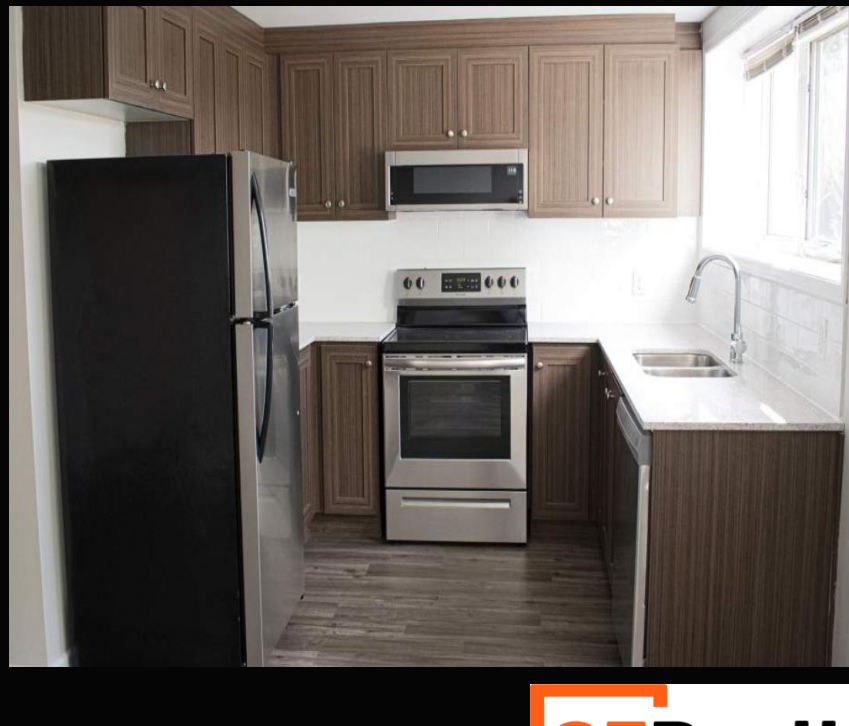
Welcome to Parkland Apartments, located at 1050 Highland Street in central Burlington. This property offers an exceptional investment opportunity with over 35% rental upside and favorable financing options to assume. There are 18 suites 90% of which are two bedrooms.

Parkland Apartments is a well-maintained, multi-family asset that has undergone substantial upgrades in recent years. The property boasts a prime location, with easy access to local amenities, transportation, and the vibrant downtown core of Burlington. It also backs onto expansive parkland and recreational opportunities.

The recent asset upgrades have included improvements to the building's exterior, common areas, and individual units. These enhancements have significantly increased the property's curb appeal and living experience for tenants, positioning Parkland Apartments as a desirable option in the local rental market.

In addition to the physical upgrades, the property also benefits from favorable financing terms, allowing prospective investors to assume the existing mortgage with attractive rates and terms. This financial flexibility, combined with the substantial rental upside, makes Parkland Apartments an exceptional investment opportunity.





Tremendous Financial Upside and Stability

■ Rental Gap To Market

Average in-place rents:
\$1,728/m. Market rents over
35% higher and rising or
\$2,311/m.

■ 70% of Suites Renovated

Great for 1st time Buyer with
low cap ex expected for the
medium term.

■ Great in Place Debt

Existing financing: +/- \$2.3MM at
2.84% due in 2030.

■ Tenants cover Hydro Costs

Building is electrically heated
and Tenants shoulder those
costs.



Offering Summary

\$5,795,000

Purchase Price

Assume mortgage and buy with 25% down.

\$32.36K

Monthly Income

Strong in-place income with upside potential.

+/- \$2.325M

Existing Financing

In-place mortgage at 2.84% until 2030.

5.0%

Cap Rate

Stabilized Net Income \$280k.



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We make no representations or warranties, expressed or implied, as to the accuracy of the information.

References to square footage, age, suite mix, property details, etc. are approximate. Buyer must verify the information and bears all risk for any inaccuracies.

