

For Sale | 1915 Simcoe St. N., Oshawa

70 Bed Student Apartment Building



- 70 beds (14 Suites)
- Located directly across the street from Durham College and Ontario Institute of Technology
- Significant value-add opportunity

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Property Overview

1915 Simcoe St. N.

- Student residence containing 70 bedrooms
- Each unit contains 5 bedrooms, 2 bathrooms and a kitchen.
- Suites are offered fully furnished
- Across the street from Durham College & Ontario Tech University
- 2025 saw largest student enrollment at the College in its history- apprx 25,000



Existing Building Details

Site Area	16,694 ft ² (0.383 ac)
Year Built	2012
Units	70 bedrooms (14 suites)
Financing	Treat as clear
Hydro	Separately metered - owner pays
Heating	Gas fired hot water boiler heating system; two 90-gallon hot water heaters
Parking	14 surface
Laundry	Coinamatic 3 washers & 4 dryers
Construction	Masonry foundation & walls, wood joist floors, peaked wood roof with asphalt shingles.

Location Overview

Oshawa

The property is conveniently located steps from Durham College & Ontario Tech University. Uptown Oshawa is a flourishing neighbourhood with great restaurants, shopping and parks. It provides students off-campus living, yet only a 5 minute walk to campus. Nearby amenities include Five Points Shopping Centre and the Oshawa Centre Mall.



Subject Property

1. Ontario Tech University
2. Durham College
3. Cedar Valley Conservation Area
4. Five Points Shopping Centre
 - Metro
 - Value Village
 - LA Fitness
5. Oshawa Centre Mall



6.2km
Downtown
Oshawa



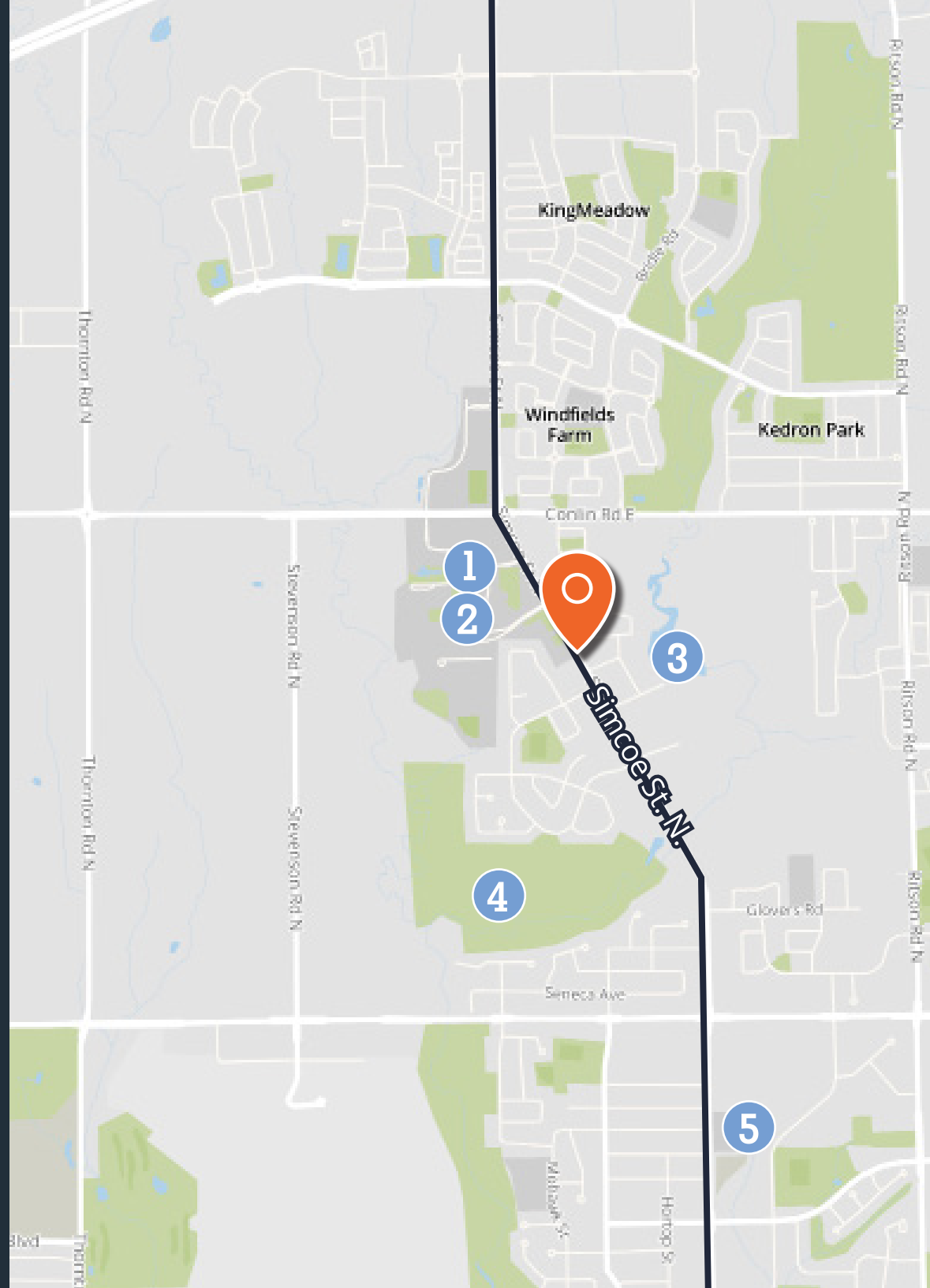
1.8km
Ontario Tech
University



2.8km
Five Points
Shopping Centre



1.9km
Oshawa
Airport



Financial Overview

Proforma Year 1

Year 1 Income Statement	AY Marketing	Per Bed	AY Adjusted Explanations
<i>Rental revenue</i>			
Total Rental Revenue	\$659,272	\$9,418	September 2025 rent roll with vacant beds leased at market
Vacancy Allowance (1.00%)	(\$9,889)	(\$141)	Assumption
Adjusted Rental Revenue	\$649,383	\$9,559	
Laundry	\$4,200	\$60	\$5/Bed/month assumption
Total Revenue	\$653,583	\$9,337	
<i>Operating expenses</i>			
Property Taxes	\$118,437	\$1,692	12 months ending July 2025, inflated by 2.0%
Insurance	\$24,500	\$350	Assumption of \$350/Bed
R&M	\$28,000	\$400	Assumption of \$400/Bed
Wages & Benefits	\$21,000	\$300	Assumption of \$300/Bed
Hydro	\$24,271	\$347	12 months ending July 2025, inflated by 5.0%
Gas	\$6,423	\$92	12 months ending July 2025, inflated by 5.0%
Water & Waste	\$12,097	\$173	12 months ending July 2025, inflated by 5.0%
Management Fee	\$25,882	\$370	3.5% + HST
Total Operating Expenses	\$260,610	\$3,723	
Net Operating Expenses	\$392,973	\$5,614	

For Sale

1915 Simcoe Street North, Oshawa

Pricing and offering process

The Property is being offered for sale at \$5,600,000.

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

**Offers to be reviewed on an,
"as come basis."**

For More Information About this Offering:

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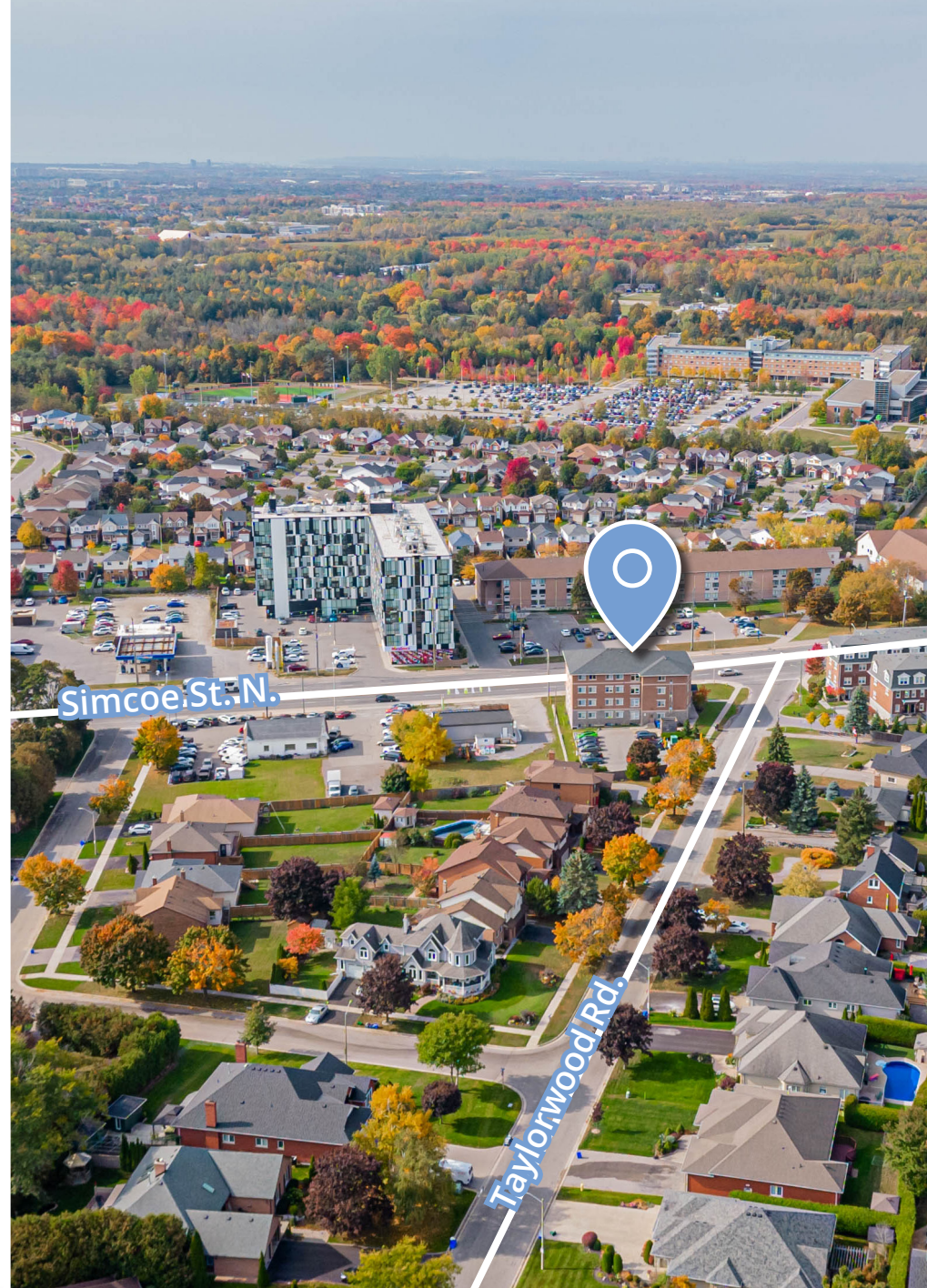
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