



Capital Markets
Real Estate Group



INVESTMENT SUMMARY

ÎLE-PERROT | QUÉBEC

PLAZA & GALERIES DON QUICHOTTE



EXECUTIVE SUMMARY

RBC Capital Markets Real Estate Group Inc. is pleased to offer for sale 100% interest in Plaza Don-Quichotte and Galeries Don-Quichotte, two adjacent, grocery-anchored shopping centres located in the heart of Île-Perrot, Québec (collectively, the “Property”).

The Property comprises:

- Plaza Don-Quichotte, a 106,284 sf, IGA-anchored open format retail centre; and
- Galeries Don-Quichotte, a 26,678 sf, Dollarama-anchored open format retail centre.

Anchored by a strong performing IGA store that generates \$630 psf in sales annually, the Property is home to an exceptional roster of quality covenant, necessity-based tenants including Dollarama, Desjardins, SAQ, Anytime Fitness, and most recently, AQRCB. This roster is complemented by a strong lineup of quick-service restaurants including Tim Horton’s, Thai Express, Sushi Shop, Pizza Pizza, Le Balneo, Boustan, and Eggsquis that offer convenient dining options to the L’Île-Perrot community. Plaza Don-Quichotte and Galeries Don-Quichotte offer investors a secure and sustainable cash flow stream, with 95% of in-place gross rent derived from national and regional tenants.

Located in a desirable and affluent neighbourhood, the Property benefits from an expansive frontage of over 1,000 feet along Don-Quichotte Boulevard, one of the main commercial corridors on the island.

The Property has been institutionally owned and managed to a high standard and offers investors a strong and stable income stream with upside through the lease-up of existing vacancies, and contractual rent steps.



INVESTMENT HIGHLIGHTS



GROCERY-ANCHORED OPEN-FORMAT RETAIL CENTRES
Plaza Don-Quichotte & Galeries Don-Quichotte are institutional quality, grocery-anchored, open-format retail centres that are strategically located adjacent to one another in the mature residential neighborhood of L'Île-Perrot, just west of Montréal.



HIGH-QUALITY INCOME STREAM FROM QUALITY COVENANT TENANTS
Anchored by a strong performing IGA store that generates \$630 psf in sales annually, the Property benefits from a high-quality roster of tenants. Approximately 95% of the in-place gross rents are derived from national and regional tenants.



MATURE & AFFLUENT TRADE AREA
Drawing from an expansive catchment area, home to a population of ~50,000 in the surrounding 5 km radius, the area benefits from an affluent demographic profile with an average household income of \$114,448, which is ~\$19,000 above the provincial average.



IDEAL LOCATION, OUTSTANDING ACCESS
Benefits from expansive frontage along Don-Quichotte Boulevard, the island's main commercial corridor, which connects the northwest part of the island to the east part of the island.



ATTRACTIVE FINANCING IN-PLACE
Prospective investors will have the benefit of assuming a short term, fixed-rate mortgage at a below market coupon rate of 3.63%.



TENANCY SUMMARY

Tenant	Area		Gross Rent
	(sf)	(%)	(%)
IGA	48,137	36%	29%
Dollarama	11,663	9%	5%
AQRCB	10,786	8%	11%
Caisse Desjardins	7,711	6%	10%
SAQ Selection	7,049	5%	10%
Top 5 Tenants	85,346	64%	75%
Other Leased - 14	36,028	27%	35%
Total Leased	121,374	91%	100%
Vacant - 4	11,588	9%	
Total	132,962	100%	



PLAZA & GALERIES DON QUICHOTTE

ADVISOR

The owners have appointed the Advisor as its agent in order to seek proposals to acquire the Property. Prospective purchasers should direct all inquiries regarding the Property, information provided in this investment summary, the data room and any other related materials to the undernoted representatives for the Advisor:



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