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**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 3<sup>rd</sup> Ave in Downtown Kamloops within walking distance to Lansdowne Mall, restaurants, banks, and pubs. Remarkable data room available with CA executed.

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# 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)

### Cap Rate

4.6%

### Year Built

2019

### Price

\$18,250,000

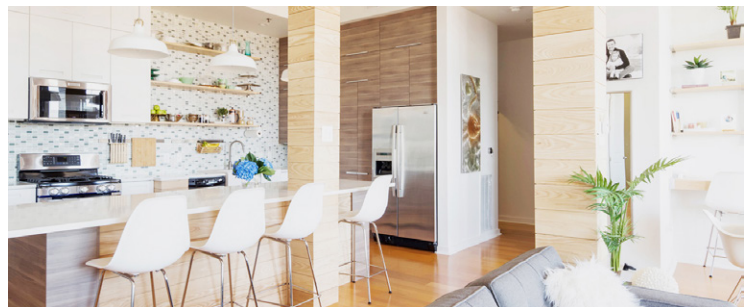
## Rent Roll as of June 2023

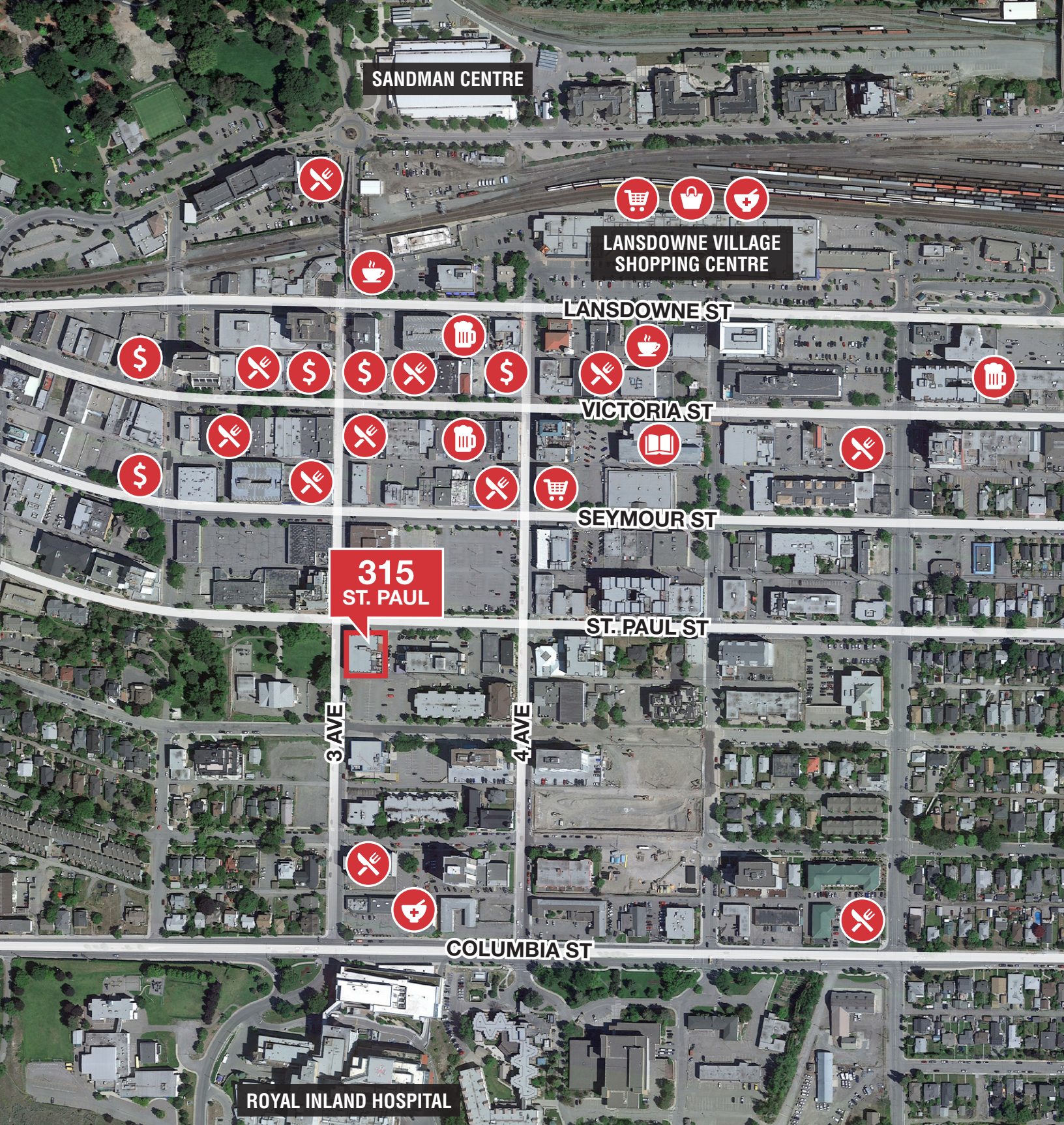
Unit #	Actual Rent	Market Rent	Move In Date
201	\$2,273	2,500	2023-05-01
202	\$1,650	1,950	2022-11-01
203	\$1,850	1,850	2023-05-01
204	\$2,013	2,500	2020-09-01
205	\$2,500	2,500	2023-05-01
206	\$1,702	2,100	2020-11-01
207	\$2,173	2,500	2019-08-16
208	\$1,702	2,100	2020-12-15
209	\$1,656	2,100	2020-04-01
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
<b>Total</b>	<b>\$87,466</b>	<b>\$100,800</b>	

## 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
<b>Net Income</b>	<b>\$832,839</b>

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





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