

FOR SALE

Multifamily Portfolio - Central BC

- 201 Units
- Gross Income Averages \$148,000/month
- \$54,000 / unit
- 9%+ Cap Rate



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**BCapartment
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Although this information has been received from sources deemed reliable, we assume no responsibility for its accuracy, and without offering advice, make this submission subject to prior sale or lease, change in price or terms and withdrawal without notice.



About Mackenzie:

Mackenzie, with a population nearing 5000, is situated in the Central Region of British Columbia, just a two-hour drive north of Prince George.

Forestry has long been one of the key drivers of Mackenzie's economy and continues to provide much of the employment in the area. Canfor Corporation, Conifex Timber and East Fraser Fiber Co (sawmills) and Paper Excellence (kraft pulp mill) plus numerous spin off industries provide a constant demand for qualified personnel.

Mining is an emerging industry in the area and is becoming one of the largest employers in the region. The nearby \$1.5 billion Mt. Milligan copper-gold mine project, located just 95 km west of Mackenzie, was completed in 2013 and now employs 350 plus workers. Taseko Mines, located 140 km north of Mackenzie, contains the world's largest niobium deposit (used in manufacturing high strength, light weight, corrosion resistant steel) is in the advanced planning stages.

Recreational opportunities are abundant in the area. Mackenzie, being situated at the southern edge of Canada's largest man-made lake, offers outstanding fishing, boating and exploration possibilities. Just a short 40 minute drive north you will find world class skiing at Powder King Ski Resort boasting an annual snowfall of 41 feet.

More information about Mackenzie can be found at:
<http://www.district.mackenzie.bc.ca>.

Portfolio Description:

This is a rare opportunity to purchase a well maintained apartment portfolio consisting of 4 separate properties that contain a total of 201 units. The Gross monthly income has averaged approximately \$148,000 after vacancies for the past 3 years.

Most of the units have been tastefully furnished with quality leather couches and chairs, top quality beds and modern flat screen televisions to provide convenient and comfortable accommodation.

Nearly all the roofs have been replaced in the last 4 years, windows have been replaced in two of the buildings.

About 80% of the suites have been upgraded in recent years and are in very good condition. There is a large newly constructed shop for equipment storage. Included tools, equipment and an impressive inventory of spare parts are valued at over \$200,000.

Properties:

"Pine Grove Apartments"	85 Centennial Drive
"Pinedale Apartments"	191 Centennial Drive
"Pioneer Apartments"	60 Skeena Drive
"Squire Estates Apartments"	91A & 91B Centennial Drive

Total Units:

201

Combined Suite Mix:

Bachelor	34
1 Bedroom	83
1 Bedroom + Den	8
2 Bedroom	75
3 Bedroom	1

Zoning:

RM2 – Multi-Family Low Density Residential

PIDS:

"Pine Grove Apartments"	010-495-975
"Pinedale Apartments"	011-738-481
"Pioneer Apartments"	007-335-458
"Squire Estates Apartments"	009-934-812

Legal Descriptions:

"Pine Grove Apartments":

Plan 19463 Lot 38 District Lot 12463
 Land District 05

"Pinedale Apartments":

Plan 16647 Lot 24 District Lot 12463
 Land District 05

"Pioneer Apartments":

Plan 20542 Lot B District Lot 12463
 Land District 05

"Squire Estates Apartments":

Plan 20542 Lot A District Lot 12463
 Land District 05

Lot Sizes:

"Pine Grove Apartments"	1.60 acres
"Pinedale Apartments"	1.27 acres
"Pioneer Apartments"	1.88 acres
"Squire Estates Apartments"	1.83 acres

Property Tax (2016):

\$46,753

Ask Price:

\$10,950,000



STABILIZED INCOME AND EXPENSE PROFORMA

Income

Gross Rents ¹	\$ 1,783,368
Laundry	\$ 20,400
Misc	\$ 1,000
Gross Income	\$ 1,803,768
 Less Vacancy	
 Effective Gross Income	 \$ 1,803,768

Expenses

Advertising	\$ 928
Bad Debt	\$ 2,844
Bank Service Charges	\$ 14,659
Licenses & Permits	\$ 1,213
Cablevision	\$ 51,883
Vehicles / repair/fuel/insurance	\$ 14,881
Equipment / repair/fuel/insurance	\$ 11,170
Insurance	\$ 59,611
Management	\$ 110,000
Office Supplies and Small Wares	\$ 22,773
Payroll Expenses	\$ 176,357
Professional Fees	\$ 22,133
Promotion	\$ 5,334
Property Tax (2016)	\$ 46,753
Repairs & Maintenance	\$ 184,124
Telephone/Internet	\$ 8,856
Travel	\$ 504
Utilities (Electric, Gas, Garbage, Sewer, Telephone & Water)	\$ 174,228
Miscellaneous (Donations)	\$ 700
 Total Expenses ²	 \$ 908,951

Net Operating Income	\$ 894,817
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- Notes:**
1. Annual Income based on average monthly rents, after vacancies, for past 39 months of \$148,614 March 2017 rents after Vacancy - \$162,387
 2. Expenses summarized from 2016 Profit & Loss Statements

E.&O.E.: The information contained herein was obtained from sources deemed reliable. While thought to be correct, it is not guaranteed by Macdonald Commercial Real Estate Services Ltd.

Apartment Portfolio - Mackenzie, BC
Actual Gross Monthly Income after Vacancy

	Pinegrove	Pioneer	Pinedale	Squires	Total
2017					
Jan	\$ 31,754	\$ 29,035	\$ 30,565	\$ 42,128	\$ 133,482
Feb	\$ 27,589	\$ 31,205	\$ 25,680	\$ 44,023	\$ 128,497
Mar	\$ 49,173	\$ 33,485	\$ 30,556	\$ 49,173	\$ 162,387
2016					
Jan	\$ 27,571	\$ 43,068	\$ 33,463	\$ 48,501	\$ 152,603
Feb	\$ 31,154	\$ 39,125	\$ 35,455	\$ 44,428	\$ 150,162
Mar	\$ 29,588	\$ 37,185	\$ 31,555	\$ 38,753	\$ 137,081
Apr	\$ 27,484	\$ 26,610	\$ 25,915	\$ 35,603	\$ 115,612
May	\$ 32,854	\$ 26,455	\$ 26,510	\$ 40,038	\$ 125,857
June	\$ 36,064	\$ 31,670	\$ 20,470	\$ 42,004	\$ 130,208
July	\$ 39,784	\$ 38,585	\$ 15,910	\$ 45,988	\$ 140,267
Aug	\$ 40,534	\$ 41,685	\$ 17,035	\$ 46,148	\$ 145,402
Sept	\$ 40,534	\$ 39,785	\$ 18,105	\$ 45,948	\$ 144,372
Oct	\$ 42,184	\$ 44,635	\$ 25,155	\$ 49,123	\$ 161,097
Nov	\$ 31,964	\$ 35,580	\$ 27,000	\$ 47,026	\$ 141,570
Dec	\$ 30,989	\$ 31,645	\$ 29,680	\$ 45,073	\$ 137,387
2015	Pine Grove	Pioneer	Pinedale	Squire	Total
Jan	\$ 35,860	\$ 36,294	\$ 28,900	\$ 46,833	\$ 147,887
Feb	\$ 37,765	\$ 43,445	\$ 35,089	\$ 48,200	\$ 164,499
Mar	\$ 34,950	\$ 40,359	\$ 35,736	\$ 47,735	\$ 158,780
Apr	\$ 31,365	\$ 31,660	\$ 34,365	\$ 46,455	\$ 143,845
May	\$ 30,200	\$ 31,111	\$ 37,473	\$ 45,932	\$ 144,716
June	\$ 31,657	\$ 33,060	\$ 36,163	\$ 43,248	\$ 144,128
July	\$ 34,024	\$ 36,315	\$ 36,080	\$ 47,065	\$ 153,484
Aug	\$ 35,204	\$ 40,526	\$ 35,082	\$ 44,407	\$ 155,219
Sept	\$ 33,404	\$ 39,215	\$ 40,158	\$ 47,180	\$ 159,957
Oct	\$ 26,412	\$ 39,431	\$ 32,503	\$ 44,030	\$ 142,375
Nov	\$ 28,407	\$ 43,093	\$ 36,210	\$ 45,678	\$ 153,388
Dec	\$ 27,463	\$ 45,870	\$ 31,830	\$ 47,468	\$ 152,631
2014	Pine Grove	Pioneer	Pinedale	Squire	Total
Jan	\$ 35,005	\$ 38,106	\$ 36,218	\$ 45,084	\$ 154,413
Feb	\$ 39,179	\$ 39,228	\$ 39,088	\$ 46,443	\$ 163,938
Mar	\$ 38,162	\$ 38,873	\$ 39,033	\$ 46,093	\$ 162,161
Apr	\$ 35,410	\$ 37,709	\$ 37,956	\$ 44,195	\$ 155,269
May	\$ 36,085	\$ 35,759	\$ 42,003	\$ 46,575	\$ 160,422
June	\$ 31,305	\$ 38,179	\$ 35,495	\$ 43,295	\$ 148,274
July	\$ 32,440	\$ 38,984	\$ 38,697	\$ 46,800	\$ 156,921
Aug	\$ 31,220	\$ 41,514	\$ 39,455	\$ 47,855	\$ 160,044
Sept	\$ 28,545	\$ 32,979	\$ 34,595	\$ 45,890	\$ 142,009
Oct	\$ 29,706	\$ 33,864	\$ 30,440	\$ 41,188	\$ 135,198
Nov	\$ 29,160	\$ 27,515	\$ 31,270	\$ 43,240	\$ 131,185
Dec	\$ 31,855	\$ 34,015	\$ 25,725	\$ 41,325	\$ 132,920
Average Monthly Laundry Income					\$ 1,700
Average Gross Monthly Income after Vacancy					\$ 148,614
Vacant Suites includes Mgrs, Storage and Work shop areas					

