



CENTURION
ASSET MANAGEMENT INC



CENTURION'S DIVERSE PORTFOLIO

PROPERTY OVERVIEW



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MULTI-RESIDENTIAL APARTMENTS

ALBERTA





918 MCPHERSON SQUARE NE, CALGARY, AB

STEPS BRIDGELAND

Multi-residential property offering a total of 122 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer vinyl flooring, individually controlled heating, spacious balconies and patios, in-suite laundry, stainless steel appliances, quartz countertops with glass backsplash, and recessed ceiling lights.

The property offers controlled keyless entry with security cameras, on-site security patrol, heated underground parking, a fire protection system, out-of-suite storage options, bike storage, centralized garbage and recycling, and is pet-friendly.

It offers convenient access to shops, restaurants, parks, recreation, public transit, and is just five minutes from Downtown Calgary.

Property Details

Property Type:	Apartment
Location:	Calgary, AB
Number of Units:	122
Year of Construction:	2020

Transaction Details

Acquired:	2021
Ownership:	100%



1820 26 AVE SW, CALGARY, AB

CREDO

Newly constructed 5-storey multi-residential apartment offering a total of 125 rental apartment units

Asset Highlights

A variety of floorplans including studio, one-bedroom, and two-bedroom suites.

The suite offers full-sized stainless-steel kitchen appliances, 9ft ceilings in select suites, walk-through closets, luxury vinyl flooring, quartz countertops, air-conditioning, in-suite laundry, in-suite storage in some suites, and blackout blinds.

The property offers pet-friendly accommodations, a dog run/wash, fitness centre, outdoor courtyard, EV charging stations, bicycle wash and parking, secured storage, community lounge and kitchen, recreation room, elevators, non-smoking environment, and 24/7 maintenance support.

It offers retail and dining in nearby Marda Loop and the Beltline, as well as direct access to the Bikeway Network, parks, and employment districts.

Property Details

Property Type:	Apartment
Location:	Calgary, AB
Number of Units:	125
Year of Construction:	2023

Transaction Details

Acquired:	2023
Ownership:	100%



9930 BELLAMY HILL ROAD NW, EDMONTON, AB

BEACON PLACE

Multi-residential property offering a total of 82 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer vinyl floors and modern finishes with mid to full-sized appliances, stainless steel appliances in select suites, all-inclusive utilities, private balconies for extended living space in select suites. Cats are permitted at this property.

The property offers a laundry room on each floor, surface and covered parking options, 24/7 maintenance support, video surveillance and mobile security, visitor parking, keyless entry, and resident events.

It offers walking distance to public transit, direct access to the Government, Business, and ICE Districts, and the Edmonton River Valley, and is close to retail, eateries, entertainment amenities, City Centre Mall, and Don Wheaton Family YMCA.

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	82
Year of Construction:	1964

Transaction Details

Acquired:	2019
Ownership:	100%



10903 / 10904 103 / 102 AVENUE, EDMONTON, AB

GRAND CENTRAL MANOR

Multi-residential properties offering a total of 306 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer ceramic and luxury vinyl plank floors, storage space with walk-in closets in all suites, balconies, stove, fridge, dishwasher, microwave, and in-suite laundry.

The property offers pet-friendly accommodations, secured bike storage, keyless entry, a fitness centre, visitor parking, a recreation room, on-site management, video surveillance and on-site security, and 24/7 maintenance support.

It offers easy access to Corona Station, a short distance to downtown, and nearby grocery stores, banks, and restaurants.

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	306
Year of Construction:	2002

Transaction Details

Acquired:	2020
Ownership:	100%



10823 JASPER AVENUE NW, EDMONTON, AB

MAYFAIR ON JASPER

Multi-residential property offering a total of 238 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer in-suite laundry, full-sized kitchen appliances, floor-to-ceiling windows with premium roller blinds, laminate and vinyl floors, soft-close cabinetry, and kitchen islands.

The property offers pet-friendly accommodations, a fitness centre, a third-floor pet play area, ground-floor commercial space, solar panels, heated underground parking, secure bike storage and lockers, and 24/7 maintenance support.

It offers proximity to the University of Alberta, downtown Edmonton, Corona LRT Station, a grocery store, dining, shopping, bike paths, and the river valley.

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	238
Year of Construction:	2017

Transaction Details

Acquired:	2019
Ownership:	100%



10130 117 STREET NW, EDMONTON, AB

OLIVER PLACE

Multi-residential property offering a total of 234 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer all-inclusive amenities such as heat, water, and electricity, hardwood and ceramic floors, individually controlled thermostats, ample in-suite storage, and balconies in some suites.

The property offers pet-friendly accommodations, a fitness room, on-site laundry, a social room, visitor parking, video surveillance with on-site security, and 24/7 maintenance support.

It overlooks River Valley and is a short distance to Oliver Square Shopping Centre, near Gradin Station, and conveniently accessible to all bus routes.

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	234
Year of Construction:	1968

Transaction Details

Acquired:	2020
Ownership:	100%



8610 & 8620 JASPER AVENUE, EDMONTON, AB

RIVERSIDE TOWERS

Multi-residential properties offering a total of 292 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer an ensuite bathroom in three-bedroom suites, balconies for an extended living space, newly available units with vinyl plank floors, and in-suite laundry in select suites.

The properties offer pet-friendly accommodations, a fitness room, on-site laundry, a social room, visitor parking, video surveillance with on-site security, and 24/7 maintenance support.

It offers easy access to public transport, a short distance to downtown Edmonton, nearby grocery stores, banks, restaurants, and river valley views.

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	292
Year of Construction:	1971

Transaction Details

Acquired:	2020
Ownership:	100%



10054 79 AVENUE NW, EDMONTON, AB

THE TRAX

Multi-residential property offering a total of 112 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer vinyl plank floors, large windows with premium roller blinds, balconies and wrap-around balconies in select suites, quartz counters, soft-close cabinetry, glass backsplash, stainless-steel appliances, in-suite laundry, custom kitchen islands, open-concept layouts with concrete finishes, and walk-through closets in select suites.

The property offers pet-friendly accommodations, fitness facilities, underground bike storage, visitor parking, heated underground parking, keyless entry, video surveillance, and mobile security.

It offers proximity to transit, major highways, grocery stores, health facilities, restaurants, services, and downtown Edmonton

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	112
Year of Construction:	2019

Transaction Details

Acquired:	2020
Ownership:	100%



3707 & 3711 WHITELAW LANE, EDMONTON, AB

WINDERMERE VILLAGE APARTMENTS

Multi-residential properties offering a total of 126 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer ground-floor patios or upper-level balconies, in-suite laundry, and black appliances including fridge, stove, dishwasher, and microwave. All units have modern vinyl flooring throughout.

The properties offer secure keyless entry, window coverings, is pet-friendly, and provides 24/7 maintenance support.

It offers proximity to Currents of Windermere, Edmonton Airport, Windermere Golf Club, parks, schools, daycare, medical clinics, a recreation centre, and outdoor trails.

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	126
Year of Construction:	2014

Transaction Details

Acquired:	2015
Ownership:	100%



5207 FOURTH AVE SW, EDMONTON, AB

CHARLESWORTH

Multi-residential property offering a total of 149 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer vinyl flooring, stainless steel appliances, quartz countertops, in-suite laundry, ample storage, walk-in closets and air conditioning in select suites, as well as balconies.

The property offers a fitness studio, social room, courtyard greenspace, billiards, and a storage room.

The community offers easy access to major highways, nearby parks and trails, grocery stores, and commercial spaces.

Property Details

Property Type:	Apartment
Location:	Edmonton, AB
Number of Units:	149
Year of Construction:	2021

Transaction Details

Acquired:	2022
Ownership:	50%

BRITISH COLUMBIA





333, 335 & 337 DRYSDALE BOULEVARD, KELOWNA, BC

TRIO

Multi-residential properties offering a total of 175 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer full-sized stainless steel appliances, an island with quartz countertops, luxury vinyl flooring, private ensuite bathrooms in each bedroom, balconies, air conditioning, and in-suite washer and dryer.

The properties offer pet-friendly accommodations, an amenity room, outdoor playfield, picnic area, secured bike storage, bike wash station, onsite dog run, underground parking, video surveillance, and 24/7 online maintenance services.

It offers easy access to downtown Kelowna and the airport, proximity to a large plaza and UBC Okanagan, walking distance to Kane Road commercial hub and nearby parks like Knox Mountain and Stephens Coyote Ridge.

Property Details

Property Type:	Apartment
Location:	Kelowna, BC
Number of Units:	175
Year of Construction:	2020

Transaction Details

Acquired:	2020
Ownership:	100%



220 AURORA CRESCENT, KELOWNA, BC

THE AURORA

Multi-residential apartment offering a total of 104 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer stainless kitchen appliances, a glass-ceramic flat top stove, over-the-range microwave, quartz countertops, in-suite laundry, air-conditioning, private balcony, and walk-in closet.

The property offers a cinema room, lounge area, rooftop patio, fitness centre, electric vehicle parking, secured bike parking and repair station, Starbucks kiosk, pet-friendly accommodations, and a pet wash station.

The community offers proximity to Orchard Park Shopping Centre and groceries, bike and walking trails at Mission Creek Regional Park, and nearby schools, including the University of British Columbia.

Property Details

Property Type:	Apartment
Location:	Kelowna, BC
Number of Units:	104
Year of Construction:	2022

Transaction Details

Acquired:	2022
Ownership:	100%



**1420, 1430, 1440 & 1450 CARA GLEN COURT,
KELOWNA, BC**

KNOX VILLAGE

Four wood-frame, mid-rise multi-residential apartment buildings were acquired in three phases, offering a total of 238 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer stainless-steel appliances, in-suite laundry, 13 ft ceilings, personal patio gardens, walk-in showers, condo-quality finishes, and centralized AC and heating.

The property offers a secured entrance, pet-friendly amenities including a dog run, a social room, a rooftop terrace with a communal gas BBQ, a fitness facility, a business centre, and both indoor and visitor parking.

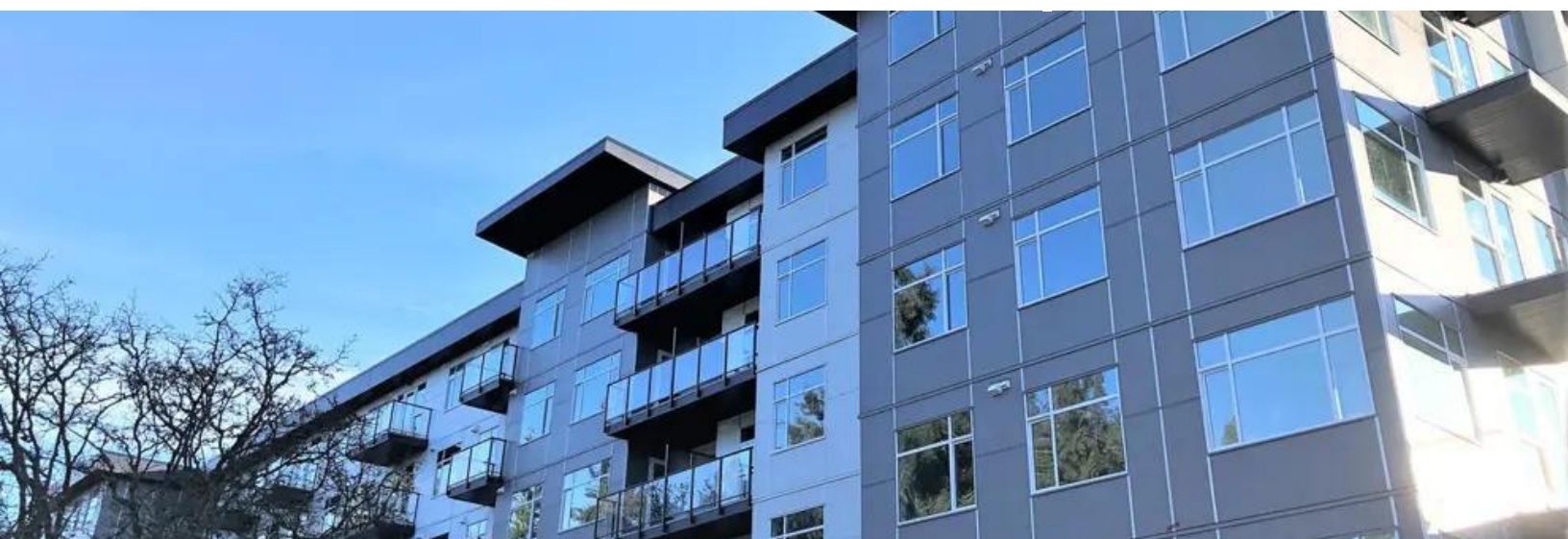
It offers a 5-minute drive to Knox Mountain Park, downtown Kelowna, and various trails, lakes, and restaurants.

Property Details

Property Type:	Apartment
Location:	Kelowna, BC
Number of Units:	238
Year of Construction:	2023 & 2024

Transaction Details

Acquired:	2023 & 2024
Ownership:	100%



772, 777, 778, 784 & 790 HOCKLEY AVENUE,
LANGFORD, BC

HOCKLEY APARTMENTS

Mid-rise multi-residential properties offering a total of 136 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer full-sized appliances, including a dishwasher, in-suite laundry, a heat pump/air conditioning, 9-foot ceilings, and private balconies.

The properties offer pet-friendly accommodations, keyless entry, video security, and is smoke-free.

It offers easy access to the Trans-Canada Highway, direct bus routes to downtown Victoria, a short drive to Millstream Village shopping centre, and proximity to schools, parks, banks, and restaurants.

Property Details

Property Type:	Apartment
Location:	Langford, BC
Number of Units:	136
Year of Construction:	2015-2016

Transaction Details

Acquired:	2019
Ownership:	100%



2849 BRYN MAUR RD, LANGFORD, BC

THE ARC

Six-storey, multi-residential apartments offering a total of 93 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer full-sized appliances (fridge, stove, dishwasher, microwave), in-suite laundry, an individually controlled thermostat, and smart panels.

The property offers pet-friendly, 100% smoke-free accommodations with a doggy spa area, underground parking, a bike room, a tenant storage room, and video surveillance.

It offers easy access to the Trans-Canada Highway, a direct bus route to downtown Victoria, a short drive to Westshore Town Centre, and is near Costco, schools, parks, banks, and restaurants.

Property Details

Property Type:	Apartment
Location:	Langford, BC
Number of Units:	93
Year of Construction:	2020

Transaction Details

Acquired:	2020
Ownership:	100%



765 HOCKLEY AVE, LANGFORD, BC

HOCKLEY CORNERS

Modern six-storey, multi-residential property offering a total of 63 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer 9-foot ceilings, in-suite laundry, individually controlled thermostats, black appliances, and large bay windows in two-bedroom, two-bathroom units.

The property offers pet-friendly, 100% smoke-free living with secured entry, secure underground parking, and out-of-suite storage.

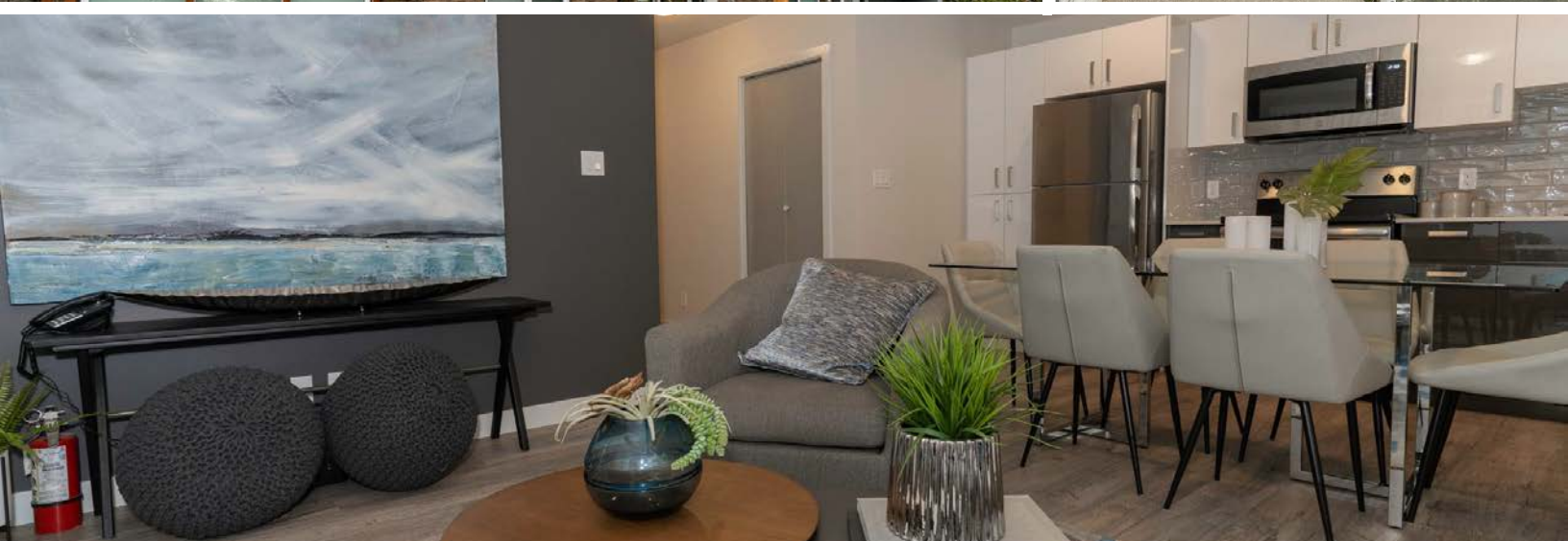
It offers easy access to Trans-Canada Hwy, a direct bus route to downtown Victoria, a short drive to Millstream Village Shopping Centre, and proximity to schools, parks, banks, restaurants, YMCA, recreational centres, library, stores, shopping malls, stadium, university, dog parks, and the Galloping Goose walking trail.

Property Details

Property Type:	Apartment
Location:	Langford, BC
Number of Units:	63
Year of Construction:	2019

Transaction Details

Acquired:	2019
Ownership:	100%



1060 GOLDSTREAM AVENUE, LANGFORD, BC

HEDSTROM HOUSE

Multi-residential property offering a total of 119 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer full-sized stainless-steel appliances, a washer and dryer, a private balcony, quartz countertops, a tile backsplash, vinyl plank floors, and an individually controlled thermostat.

The property offers pet-friendly accommodations, a gym, business centre, resident lounge, outdoor patio, free Wi-Fi in amenity spaces, surface and underground parking, and bicycle storage.

The community offers a prime location between Goldstream Regional Park and Westshore Town Centre, immediate access to Highway 1 via upgraded Leigh Road, nearby greenspaces, parks, schools, restaurants, and shopping.

Property Details

Property Type:	Apartment
Location:	Langford, BC
Number of Units:	119
Year of Construction:	2020

Transaction Details

Acquired:	2021
Ownership:	100%



2854 PEATT ROAD, LANGFORD, BC

PEATT COMMONS 1

Modern, six-storey multi-residential property offering a total of 63 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer contemporary finishes, 9-foot ceilings, a dishwasher, washer, dryer, fridge, stove, a private balcony, and a combination of ceramic and luxury vinyl flooring.

The property offers underground parking, out-of-suite storage, bike storage, a garbage and recycling area, and is 100% smoke-free.

The community offers walkable shopping, nearby parks and recreation centres, proximity to public transportation, and easy access to the Trans-Canada Highway.

Property Details

Property Type:	Apartment
Location:	Langford, BC
Number of Units:	63
Year of Construction:	2018

Transaction Details

Acquired:	2021
Ownership:	100%



821 HOCKLEY AVENUE, LANGFORD, BC

PEATT COMMONS 2

Modern, six-storey multi-residential property offering a total of 72 rental units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer contemporary finishes, 9-foot ceilings, a dishwasher, washer, dryer, fridge, stove, a private balcony, and a combination of ceramic and luxury vinyl flooring.

The property offers underground parking, out-of-suite storage, bike storage, a garbage and recycling area, and is 100% smoke-free.

The community offers walkable shopping, nearby parks and recreation centres, proximity to public transportation, and easy access to the Trans-Canada Highway.

Property Details

Property Type:	Apartment
Location:	Langford, BC
Number of Units:	72
Year of Construction:	2020

Transaction Details

Acquired:	2021
Ownership:	100%



13555 96TH AVENUE, SURREY, BC

FUSION

Multi-residential property offering a total of 146 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer select homes with 12' ceilings, patio/balcony, full-sized appliances, in-suite laundry, keyless entry, quartz countertops, storage, walk-in closets, oversized bedrooms, upgraded lighting, and modern two-tone cabinetry.

The property offers a hi-tech office area with Wi-Fi, onsite secure bicycle storage, a pet-friendly building with a ground floor dog run, a rooftop terrace with city views, a state-of-the-art fitness facility, secure underground parking, an entertainment lounge with a kitchen and bar, and onsite storage.

Property Details

Property Type:	Apartment
Location:	Surrey, BC
Number of Units:	146
Year of Construction:	2018

Transaction Details

Acquired:	2019
Ownership:	100%



12685 110 AVE, 11018 126A ST, 11088 126A ST & 12667 110A AVE, SURREY, BC

METRO

Four 6-storey multi-residential apartment buildings were acquired in two phases, offering a total of 514 rental units.

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites feature superior, condo-quality finishes, which include quartz counters, luxury vinyl plank floors, and stainless steel appliances.

The property offers a fitness studio, social room, courtyard greenspace, billiards, and a storage room.

Conveniently located near King George Blvd and adjacent to Scott Road Skytrain station, this property offers easy access to New Westminister, Burnaby, downtown Vancouver, and Surrey City Centre's retail, dining, and entertainment options.

Property Details

Property Type:	Apartment
Location:	Surrey, BC
Number of Units:	514
Year of Construction:	2021 & 2022

Transaction Details

Acquired:	2022
Ownership:	100%



3381 WHITTIER AVENUE, VICTORIA, BC

VERVE

Five-storey, multi-residential property offering a total of 95 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom and two-bedroom suites.

Suites offer 9-foot ceilings, a patio/balcony, full-sized appliances, including a dishwasher and microwave, in-suite laundry, and bachelor units equipped with Murphy Beds to optimize living space.

The property offers optional out-of-suite and bicycle storage, pet-friendly suites, keyless entry, secure underground parking, an electric vehicle charger, and on-site staff.

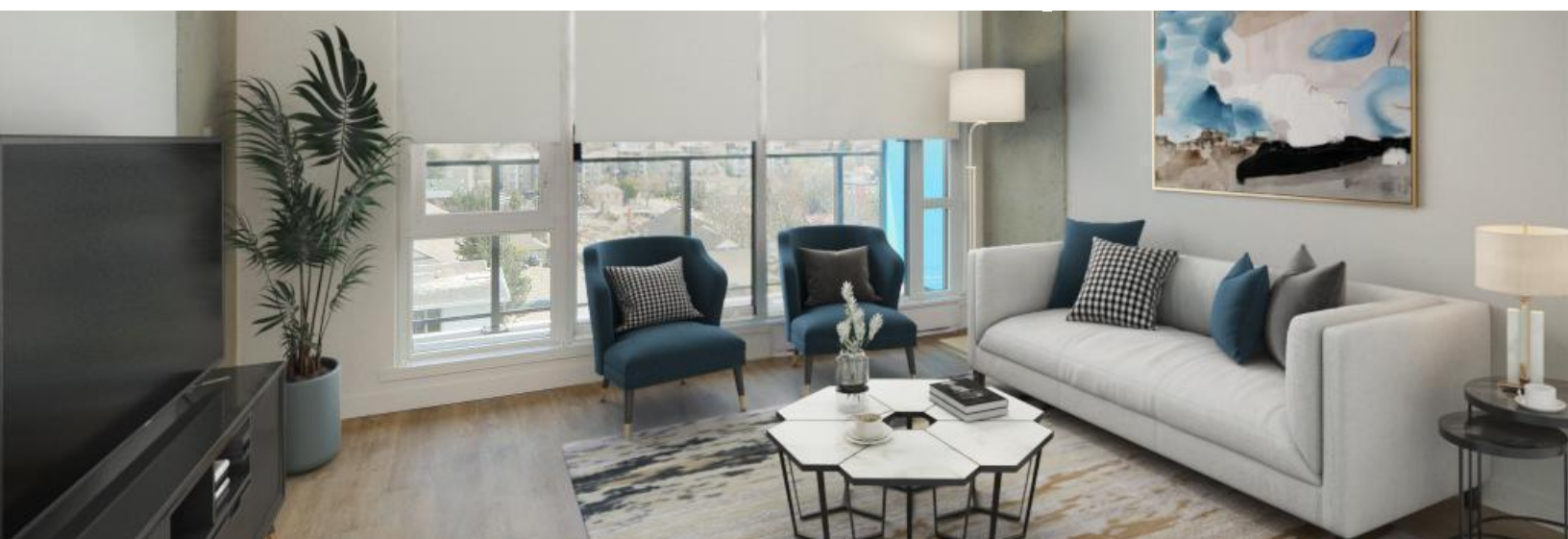
The community offers minutes to downtown Victoria via Douglas Street, walking access to the Galloping Goose Trail, everyday shopping and dining, public transportation, a supermarket, and is close to Mayfair and Tillicum shopping centres.

Property Details

Property Type:	Apartment
Location:	Victoria, BC
Number of Units:	95
Year of Construction	2019

Transaction Details

Acquired:	2019
Ownership:	100%



1488 COOK STREET, VICTORIA, BC

URBAN EDGE HEIGHTS A

Thirteen-storey, multi-residential property offering a total of 134 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer stone countertops, full-size stainless steel appliances, hardwood flooring, in-suite washer and dryer, modern ceiling lighting, kitchen islands, ample storage, large living spaces, and updated bathrooms.

The property offers elevators, underground parking, an outdoor terrace and BBQ area, a dog wash station, 24/7 maintenance support, and an onsite management team.

Located in the heart of downtown Victoria, it is close to the Crystal Pool & Fitness Centre, parks, grocery stores, restaurants, and minutes from the Trans-Canada Highway.

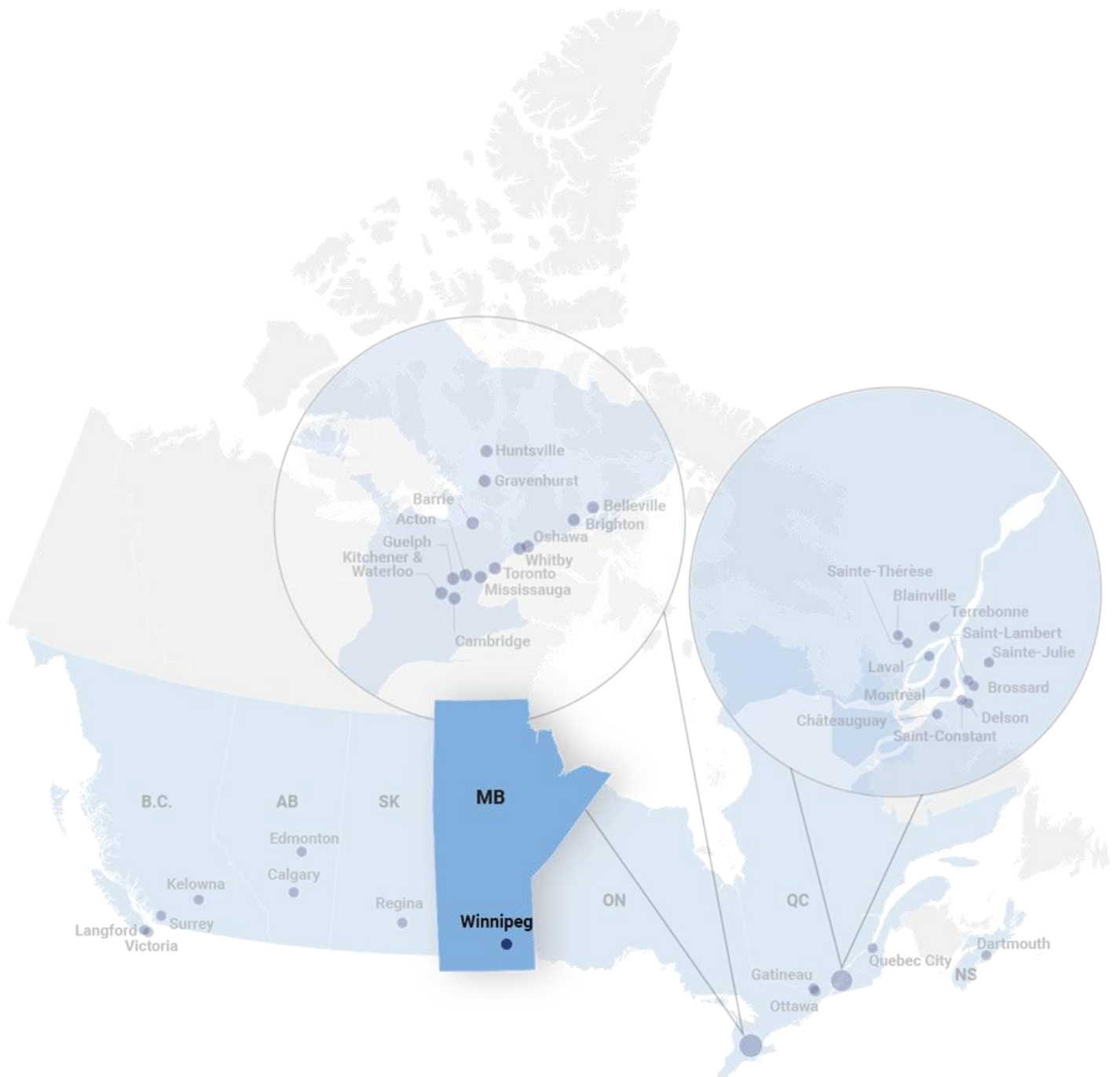
Property Details

Property Type:	Apartment
Location:	Victoria, BC
Number of Units:	134
Year of Construction:	2018

Transaction Details

Acquired:	2019
Ownership:	50%

MANITOBA





701-721 STERLING LYON PARKWAY, WINNIPEG, MB

SUMMIT AT SEASONS

Multi-residential apartments offering a total of 416 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, three-bedroom, and four-bedroom suites.

Suites are fully equipped with central heat, air conditioning, full-size stainless-steel appliances, in-suite laundry and modern finishes.

The property offers 24/7 customer care, community fire pits and barbecues, a fitness centre, an off-leash dog run, on-site staff, outdoor parking, an outdoor pool, public transit access, a resident lounge, video surveillance, and more.

It is immediately adjacent to the Outlet Collection shopping centre, IKEA and numerous other retail and entertainment outlets.

Property Details

Property Type:	Apartment
Location:	Winnipeg, MB
Number of Units:	416
Year of Construction:	2018

Transaction Details

Acquired:	2019
Ownership:	50%



344, 350, 360, 366 & 370 BRIDGE LAKE DRIVE,
WINNIPEG, MB

PINNACLE AT BRIDGEWATER

Newly built multi-residential properties offering
a total of 208 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites are fully equipped with central heat, air conditioning, full-size stainless-steel appliances, in-suite laundry, and upgraded modern finishes.

The properties offer 3,200-square-foot Resident Clubhouse housing fitness facilities, tenant lounge, games room, café-like study room, plus outdoor fire pits and common barbeques.

It is surrounded by numerous parks and amenities such as a grocery store, coffee shops, a doctor's office, a veterinary clinic and more.

Property Details

Property Type:	Apartment
Location:	Winnipeg, MB
Number of Units:	208
Year of Construction:	2018

Transaction Details

Acquired:	2019
Ownership:	45%



**105, 115, 125 & 145 SAGE CREEK BOULEVARD
40, 50, 60 & 70 DES HIVERNANTS BOULEVARD NORTH,
WINNIPEG, MB**

SAGE APARTMENTS LP

Multi-residential complex offering a total of 398 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites feature central heat, air conditioning, stainless-steel appliances, in-suite laundry and modern finishes such as quartz countertops and luxury vinyl plank flooring.

The property offers amenities such as 24/7 customer care, a fitness centre, an outdoor pool, event space, pet facilities, parking, and nearby parks and shopping.

It offers walking and cycling paths, proximity to Ecole Sage Creek Elementary School, transit stops, and a growing Village Centre with markets, shops, restaurants, and offices.

Property Details

Property Type:	Apartment
Location:	Winnipeg, MB
Number of Units:	398
Year of Construction:	2021

Transaction Details

Acquired:	2021
Ownership:	50%



230 GOOD STREET, WINNIPEG, MB

URBAN SQUARE

Multi-residential property offering a total of 143 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer in-suite laundry, air conditioning, stainless steel kitchen appliances (including microwave and dishwasher), patio/balcony, and quartz countertops.

The property offers keyless access, secured building entry, pet-friendly accommodations, a business centre, fitness centre, indoor bike racks, underground and surface parking, and on-site management and maintenance.

The community offers close proximity to the downtown core, schools, hospitals, places of worship, and is within walking distance to Memorial Provincial Park.

Property Details

Property Type:	Apartment
Location:	Winnipeg, MB
Number of Units:	143
Year of Construction:	2020

Transaction Details

Acquired:	2021
Ownership:	100%



150, 160, 170, 176, 180, 186, 190, 196, 200
APPLEFORD GATE, WINNIPEG, MB

THE TRADITION AT BRIDGWATER

High-rise multi-residential apartment offering a total of 270 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites are equipped with central heat, air conditioning, appliances, in-suite laundry and modern finishes such as quartz countertops and luxury vinyl plank flooring.

The property offers 24/7 customer care, community amenities, fitness centre, games room, IT/business centre, on-site staff, various parking options, outdoor pool, and more.

It is surrounded by numerous parks and amenities such as a grocery store, coffee shops, a doctor's office, a veterinary clinic and more.

Property Details

Property Type:	Apartment
Location:	Winnipeg, MB
Number of Units:	270
Year of Construction:	2022

Transaction Details

Acquired:	2022
Ownership:	45%

NOVA SCOTIA





58 HOLTWOOD COURT, DARTMOUTH, NS

THE HUNTINGTON

Multi-residential property offering a total of 114 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer a fridge, stove, dishwasher, granite countertops, soft-close cabinetry, laminate and ceramic flooring, in-suite laundry, walk-in closets, ensuite bathrooms in two-bedroom and larger units, and in-suite storage.

The property offers a fitness facility, common areas, a rooftop lounge, garbage and recycling rooms, underground parking, video surveillance, small pet allowance, and a rentable guest suite with amenities.

It offers convenient access to Highway 111, the Woodside Ferry, Dartmouth General Hospital, nearby shopping plazas, Halifax Harbour, and is within walking distance to grocery stores, a medical centre, a pharmacy, a pet clinic, and Access Nova Scotia.

Property Details

Property Type:	Apartment
Location:	Dartmouth, NS
Number of Units:	114
Year of Construction:	2014

Transaction Details

Acquired:	2014
Ownership:	100%



47 HOLTWOOD COURT, DARTMOUTH, NS

THE CARRINGTON

Newly built six-storey multi-residential property offering a total of 86 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites feature quartz countertops, six stainless steel appliances, air conditioning, large wrap-around balconies, hardwood flooring, and in-suite washer and dryer.

The property offers a fitness room, elevators, a rooftop terrace, underground parking, secure building with CCTV and keyless entry, an in-garage car wash bay, underground storage, and a guest suite.

The property is minutes from Mic Mac Mall, the Circumferential Highway, banks, grocery stores, restaurants, Burnside, the MacDonald Bridge, and the MacKay Bridge.

Property Details

Property Type:	Apartment
Location:	Dartmouth, NS
Number of Units:	86
Year of Construction:	2022

Transaction Details

Acquired:	2024
Ownership:	100%

ONTARIO





196 CHURCHILL ROAD SOUTH, ACTON, ON

CHURCHILL COURT APARTMENTS

Low-rise property offering a total of 33 residential units

Asset Highlights

A variety of floorplans including studio, one-bedroom, and two-bedroom suites.

Suites offer ceramic floors in the kitchens and bathrooms, newer kitchen finishes, large living areas with windows and balconies.

The property features outdoor parking, card-operated laundry machines, security cameras and dedicated onsite staff.

It offers easy access to Highway 7, GO Station, and several local amenities such as Fairy Lake, Prospect Park, Georgetown Marketplace, and No Frills.

Property Details

Property Type:	Apartment
Location:	Acton, ON
Number of Units:	33
Year of Construction:	1970

Transaction Details

Acquired:	2007
Ownership:	100%



362 SHANTY BAY ROAD, BARRIE, ON

KEMPENFELT VILLAGE

Low-rise property offering a total of 15 residential units

Asset Highlights

A variety of floorplans including one-bedroom and two-bedroom suites.

Suites offer hardwood and carpet floor, ample storage space, walk-out patios in some units.

The property features pet-friendly accommodations and surface parking.

The location offers quick access to Johnson Beach, walking trails, Highway 400, Georgian College, various parks, Blake Street amenities, and nearby elementary and high schools.

Property Details

Property Type:	Townhouse
Location:	Barrie, ON
Number of Units:	15
Year of Construction:	1978

Transaction Details

Acquired:	2003
Ownership:	100%



255 DUNLOP STREET WEST, BARRIE, ON

MILLIGAN PARK APARTMENTS

Low-rise, two-storey rental property offering a total of 28 residential units

Asset Highlights

A variety of floorplans including two-bedroom and three-bedroom suites.

Suites offer dark laminate, ceramic, and carpet floors. Main floor apartments are equipped with outdoor patio areas, and each townhome has a private entrance.

The property features pet-friendly accommodations, outdoor parking, and dedicated onsite staff.

It offers easy access to Highway 400, is minutes from Dunlop Georgian Mall, and is a short distance from the local public library and parks.

Property Details

Property Type:	Townhouse
Location:	Barrie, ON
Number of Units:	28
Year of Construction:	1965

Transaction Details

Acquired:	2007
Ownership:	100%



60 PRINCE EDWARD STREET, BRIGHTON, ON

BROOKSIDE APARTMENTS

Low-rise property offering a total of 30 residential units

Asset Highlights

A variety of floorplans including one-bedroom and two-bedroom suites.

Suites offer ceramic and hardwood floors, ample storage space including large storage rooms, and individually controlled thermostats.

The property features pet-friendly accommodations, outdoor parking, coin-operated laundry machines on the main level, free garbage bag disposal, free recycling bins, and on-site staff.

It offers easy access to Highway 2 and downtown Brighton, with nearby amenities including the Brighton Curling Club, Smokehouse Eatery & Pub, LCBO, Rexall, Sobeys, and local parks and the public library.

Property Details

Property Type:	Apartment
Location:	Brighton, ON
Number of Units:	30
Year of Construction:	1972

Transaction Details

Acquired:	2004
Ownership:	100%



122 ELIZABETH STREET, BRIGHTON, ON

MACINTOSH COURT APARTMENTS

Low-rise property offering a total of 29 residential units

Asset Highlights

A variety of floorplans, including studio, two-bedroom, and three-bedroom suites.

Suites offer ceramic and hardwood floors, kitchens include a fridge and stove, newly-renovated balconies in above-ground suites, and most units have balconies.

The property features pet-friendly accommodations, ample surface parking, energy-efficient coin-operated laundry machines on the main floor, secured entrances with 24/7 video monitoring, dedicated onsite staff, and free recycling bins.

It is conveniently located near downtown Brighton, grocery stores, a pharmacy, schools, a police station, and restaurants.

Property Details

Property Type:	Apartment
Location:	Brighton, ON
Number of Units:	29
Year of Construction:	1975

Transaction Details

Acquired:	2006
Ownership:	100%



25 & 45 BRIERDALE ROAD, CAMBRIDGE, ON

BRIERDALE ROAD APARTMENTS

Two 3-storey rental properties offering a total of 90 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer ceramic floors, ample storage space, and balconies for an extended living space.

The properties feature pet-friendly accommodations, outdoor parking options, on-site laundry, and dedicated on-site staff.

It offers easy access to Transit and Highway 24, minutes to Churchill Park and Cambridge City Hall, and a short drive to grocery stores, pharmacies, restaurants, the local public library, and parks.

Property Details

Property Type:	Apartment
Location:	Cambridge, ON
Number of Units:	90
Year of Construction:	1981

Transaction Details

Acquired:	2012
Ownership:	100%



133, 135, 137, 141, 142 & 143 WOODSIDE AVENUE,
CAMBRIDGE, ON

WOODSIDE AVENUE APARTMENTS

Five 3-storey rental properties offering a total of 333 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom and three-bedroom suites.

Suites offer carpet in bedrooms, tile floors in the dining room and kitchen, walk-in closets in select suites, and balconies.

The properties feature pet-friendly accommodations, outdoor parking, on-site laundry, secured entrances, and dedicated on-site staff.

It offers convenient access to Westgate Centre on Cedar Street with essential amenities, local schools within walking distance, and rental applications processed within 24 hours.

Property Details

Property Type:	Apartment
Location:	Cambridge, ON
Number of Units:	333
Year of Construction:	1975

Transaction Details

Acquired:	2012
Ownership:	100%



219 ST. ANDREWS STREET, CAMBRIDGE, ON

THE DIPLOMAT APARTMENTS

Low-rise rental property offering a total of 28 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer carpet in bedrooms, open concept layouts with large windows, a balcony, kitchens including appliances like fridge and stove, beautiful countertops, white cabinetry, and ample closet and storage space.

The property features pet-friendly accommodations, outdoor and visitor parking, dedicated on-site staff, and customer care centre open 7 days a week.

It offers proximity to Westgate Centre, nearby schools, parks, Grand River Transit Route 62, and a short drive to downtown Cambridge.

Property Details

Property Type:	Apartment
Location:	Cambridge, ON
Number of Units:	28
Year of Construction:	1968

Transaction Details

Acquired:	2012
Ownership:	100%



252 & 256 ST. ANDREWS STREET, CAMBRIDGE, ON

252 & 256 ST. ANDREWS APARTMENTS

Two low-rise rental properties offering a total of 132 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer carpet in bedrooms and vinyl floors in living room area, open concept layouts with large windows, ample closet and storage space, and ceramic floors in the kitchen.

The properties feature pet-friendly accommodations, outdoor and visitor parking, dedicated on-site staff, and customer service department, and laundry facilities.

It is minutes from Westgate Centre, schools, parks, the Grand River, Conservation Park, and Grand River Transit Route 62, with a short drive to downtown Cambridge.

Property Details

Property Type:	Apartment
Location:	Cambridge, ON
Number of Units:	132
Year of Construction:	1987

Transaction Details

Acquired:	2012
Ownership:	100%



11 WENDY COURT, CAMBRIDGE, ON WENDY COURT

Multi-residential apartment offering a total of 96 rental apartment units

Asset Highlights

A variety of floorplans including one-bedroom and two-bedroom suites.

Suites feature open concept layouts offering large, bright entertainment spaces, ample cupboard and storage space, and a combination of vinyl, carpet, and hardwood floors.

The property features pet-friendly accommodations, outdoor parking, dedicated on-site staff, and on-site laundry.

It offers easy access to the 401 and Highway 24, is minutes from local shopping, parks, libraries, and nearby public and Catholic schools.

Property Details

Property Type:	Apartment
Location:	Cambridge, ON
Number of Units:	96
Year of Construction:	1988

Transaction Details

Acquired:	2016
Ownership:	100%



5249 DUNDAS STREET W, ETOBICOKE, ON

5249 DUNDAS STREET W

Multi-residential property offering a total of 333 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom and two-bedroom suites.

Suites offer modern finishes, including full-size kitchen appliances, in-suite washers and dryers, mirrored doors, glass-enclosed showers, storage space, and balconies.

The property offers pet-friendly amenities with an outdoor pet run and wash station, underground parking, secured entrances with 24-hour concierge, an indoor community room, an outdoor infinity pool, fitness facilities, and an onsite kids' play area.

The community offers walking distance to TTC Kipling Station and Kipling GO Station, access to highways, onsite Farmboy and other amenities, newly developed Cloverdale Mall minutes away, and onsite grocery store and commercial spaces.

Property Details

Property Type:	Apartment
Location:	Etobicoke, ON
Number of Units:	333
Year of Construction:	2021

Transaction Details

Acquired:	2021
Ownership:	50%



165 OLD MUSKOKOA ROAD, GRAVENHURST, ON

CHEROKEE COURT APARTMENTS

Low-rise property offering a total of 39 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom, and three-bedroom suites.

Suites feature individually heated units, ample kitchen and counter space, large windows, ceramic floors in the kitchen and bathroom, and balconies.

The property features pet-friendly accommodations, laundry facilities, onsite parking, dedicated on-site building staff.

It offers easy access to Highway 11, a short commute to nearby towns, proximity to Muskoka Bay and Gull Lake, numerous restaurants, and nearby shops like Terry's, KFC, Pizza Station, Scotiabank, and RBC.

Property Details

Property Type:	Apartment
Location:	Gravenhurst, ON
Number of Units:	39
Year of Construction:	1980

Transaction Details

Acquired:	2007
Ownership:	100%



5 SCHRODER CRESCENT, GUELPH, ON

ATWOOD SUITES

Multi-residential apartment offering a total of 66 rental apartment units

Asset Highlights

A variety of floorplans including one-bedroom, two-bedroom, and three-bedroom suites.

Suites feature in-suite washer and dryer, individual thermostats, four-piece bathrooms, stainless steel dishwasher, fridge, and stove, blinds included with suites, and balconies.

The property feature pet-friendly accommodations, surface parking, a fitness centre, video surveillance, dedicated onsite staff, and storage lockers.

It offers easy access to Guelph transit, a short drive to grocery stores, coffee shops, and banks, a short distance to elementary and high schools, and nearby parks like Franchetto and Royal City Jaycees.

Property Details

Property Type:	Apartment
Location:	Guelph, ON
Number of Units:	66
Year of Construction:	2016

Transaction Details

Acquired:	2016
Ownership:	100%



2 & 4 YONGE STREET, HUNTSVILLE, ON

HUNTERS BAY APARTMENTS

Low-rise rental properties offering a total of 25 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, and two-bedroom, and three-bedroom suites.

Suites offer ceramic and carpet floors, ample cupboard and storage space throughout, and large bright windows.

Properties feature pet-friendly accommodations, laundry facilities, outdoor parking, and dedicated onsite staff.

It offers easy access to Highway 11 and downtown Huntsville, walking distance to the beach, minutes to local shopping, and a short distance to public libraries and parks.

Property Details

Property Type:	Apartment
Location:	Huntsville, ON
Number of Units:	25
Year of Construction:	1988

Transaction Details

Acquired:	2007
Ownership:	100%



21 & 31 JEAN AVE, KITCHENER, ON

FAIRWAY APARTMENT

Low-rise rental properties offering a total of 32 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer a mix of laminate, ceramic, and carpet floors along with balconies.

Properties feature pet-friendly accommodations, outdoor parking, full-sized, energy-efficient, card-operated laundry machines on the main level of each property, and dedicated onsite staff available.

It offers easy access to Highway 8, proximity to groceries, shopping, banks, medical offices, schools, and restaurants, and is minutes from Fairview Park Mall, Chicopee Ski and Summer Resort, the local public library, and parks.

Property Details

Property Type:	Apartment
Location:	Kitchener, ON
Number of Units:	32
Year of Construction:	1972

Transaction Details

Acquired:	2005
Ownership:	100%



356 & 360 HOFFMAN STREET, KITCHENER, ON

HOFFMAN APARTMENTS

Low-rise rental properties offering a total of 96 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer a combination of dark laminate, ceramic, and carpet floors, along with balconies available in some units.

The properties offer pet-friendly accommodations, indoor and outdoor parking, full-sized, energy-efficient, coin-operated laundry machines on the second floor of each property, and dedicated onsite staff.

It offers easy access to Conestoga Parkway and Highway 8, proximity to Conestoga Mall, parks and bike paths, steps from Grand River Transit Route 11, and nearby schools.

Property Details

Property Type:	Apartment
Location:	Kitchener, ON
Number of Units:	96
Year of Construction:	1982

Transaction Details

Acquired:	2007
Ownership:	100%



15, 19 & 25 HUGO CRESCENT, KITCHENER, ON

HUGO APARTMENTS

Low-rise rental properties offering a total of 53 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer laminate floors and carpet in the bedrooms, large windows, kitchens including full-sized fridge and stove, and balconies.

The properties offer pet-friendly accommodations, outdoor parking, onsite laundry facilities, secured entrances with 24-hour video surveillance, and dedicated onsite staff.

It offers easy access to Conestoga Parkway, is close to schools and public transportation, a short drive to grocery stores, pharmacies, restaurants, and retail outlets, and is just minutes from parks like Meinzing, Lakeside, and Concordia.

Property Details

Property Type:	Apartment
Location:	Kitchener, ON
Number of Units:	53
Year of Construction:	1967

Transaction Details

Acquired:	2007
Ownership:	100%



167 MORGAN AVENUE, KITCHENER, ON

MORGAN APARTMENTS

Low-rise rental properties offering a total of 47 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer laminate, ceramic, and carpet floors, with balconies in select suites.

The properties feature pet-friendly accommodations, outdoor parking, an onsite laundry room, secured entrances, and dedicated onsite staff.

It offers easy access to public transport and Highway 401 via Highway 8, is close to CF Fairview Park mall, grocery stores, restaurants, schools, parks, and community centres.

Property Details

Property Type:	Apartment
Location:	Kitchener, ON
Number of Units:	47
Year of Construction:	1975

Transaction Details

Acquired:	2007
Ownership:	100%



262, 266, 270, 274, 278, 282, 286, 310 & 320
KINGSWOOD DRIVE, KITCHENER, ON

KINGSWOOD ESTATES

Low-rise rental properties offering a total of
440 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer ample storage space throughout, blinds in select suites, and a mix of laminate, ceramic, and carpet flooring.

The properties offer laundry on the second floor of each building, secured entrances, and dedicated onsite staff.

It offers easy access to Grand River Transit, Express Way and 401, proximity to Fairview Park Mall, Laurentian Mall Smart Centre, Budd Park, McLennan Park, Axta Sportsplex, Alpine Park, and nearby elementary and high schools.

Property Details

Property Type:	Apartment
Location:	Kitchener, ON
Number of Units:	440
Year of Construction:	1980 & 2018

Transaction Details

Acquired:	2007
Ownership:	100%



1175 DUNDAS STREET WEST, MISSISSAUGA, ON

WESTDALE APARTMENTS

Multi-residential property offering a total of 104 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom and two-bedroom suites.

Suites offer hardwood floors, tile floors in kitchens and bathrooms, and kitchens that include a full-sized fridge and stove.

The property offers pet-friendly accommodations, elevators, on-site laundry, wheelchair access, covered outdoor parking, secured entrances, and on-site staff.

It offers easy access to Mississauga transit, proximity to U of T Mississauga, walking distance to Westdale Mall, nearby grocery stores and retail outlets, restaurants, and a short distance to schools, parks, and a community centre.

Property Details

Property Type:	Apartment
Location:	Mississauga, ON
Number of Units:	104
Year of Construction:	1969

Transaction Details

Acquired:	2013
Ownership:	100%



275 NORTH SERVICE ROAD, MISSISSAUGA, ON

275 NORTH SERVICE ROAD APARTMENTS

Multi-residential property offering a total of 83 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer a fridge and stove (with a dishwasher in select suites), ceramic floors in the kitchen and bathroom, and balconies.

The property offers elevators, laundry facilities, on-site staff, video surveillance, wheelchair access, and outdoor parking.

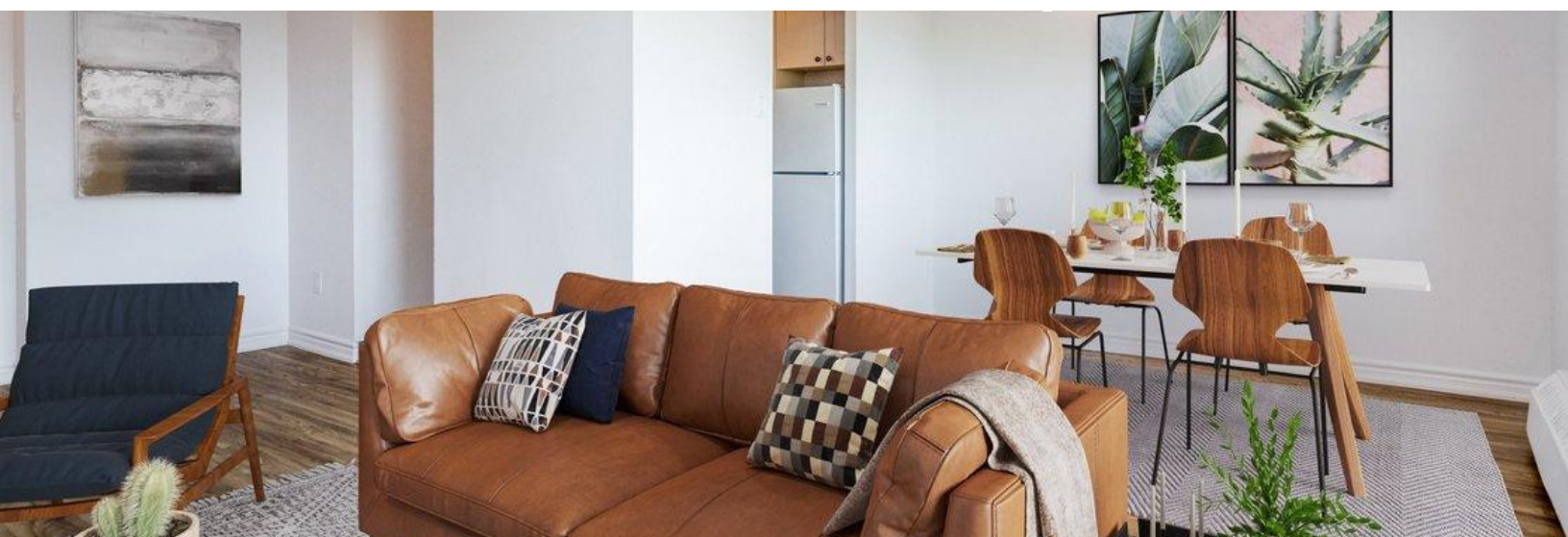
It offers easy access to the QEW and Highway 10, is on bus route 10 to Port Credit and Square One, has Rabba Fine Foods nearby, and is minutes from Dixie Mall.

Property Details

Property Type:	Apartment
Location:	Mississauga, ON
Number of Units:	83
Year of Construction:	1969

Transaction Details

Acquired:	2013
Ownership:	100%



285 NORTH SERVICE ROAD, MISSISSAUGA, ON

285 NORTH SERVICE ROAD

Multi-residential property offering a total of 82 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer a fridge and stove, ceramic floors in the kitchen and bathroom, and balconies.

The property features a playground, a dog-run area, onsite laundry facilities, and parking. It also includes building staff and video surveillance.

It offers easy access to the QEW and Highway 10, is on bus route 10 to Port Credit and Square One, and is minutes from Dixie Mall.

Property Details

Property Type:	Apartment
Location:	Mississauga, ON
Number of Units:	82
Year of Construction:	1972

Transaction Details

Acquired:	2016
Ownership:	100%



277 ANDERSON AVENUE, OSHAWA, ON

PARK PLACE APARTMENTS

Multi-residential property offering a total of 47 residential units

Asset Highlights

The apartment offers two-bedroom suites, providing comfortable living space just a few blocks from downtown Oshawa.

Suites offer laminate floors with ceramic tiles in the kitchen and large windows.

The property features surface parking, new energy-efficient laundry machines operated by smart card on the lower level, video surveillance, and on-site staff.

It offers easy access to Oshawa public transit, proximity to Oshawa Centre and Midtown Mall, nearby grocery stores and retail outlets, restaurants, and parks like Oshawa Valley Botanical Gardens.

Property Details

Property Type:	Apartment
Location:	Oshawa, ON
Number of Units:	47
Year of Construction:	1986

Transaction Details

Acquired:	2006
Ownership:	100%



36 & 70 ORCHARDVIEW BOULEVARD, OSHAWA, ON

ORCHARD VIEW APARTMENTS

Multi-residential properties offering a total of 24 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer laminate floors with ceramic tiles in the kitchen and large windows.

The properties feature surface parking, new energy-efficient laundry machines operated by smart card on the lower level, video surveillance, and on-site staff.

It offers quick access to Kingston Road, Highway 401, Durham Region Transit, Five Points Mall, nearby parks, and local schools.

Property Details

Property Type:	Apartment
Location:	Oshawa, ON
Number of Units:	24
Year of Construction:	1975

Transaction Details

Acquired:	2007
Ownership:	100%



1140 MARY STREET NORTH, OSHAWA, ON

MARY APARTMENTS

Multi-residential property offering a total of 117 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer a fridge, stove, microwave, and dishwasher with laminate countertops and a ceramic backsplash in the kitchen.

The property offers on-site laundry, controlled access with surveillance, a fenced pet play area, indoor and outdoor parking, elevators, and visitor parking.

The community offers proximity to Durham College, Ontario Tech University, local shopping, Oshawa Centre, Oshawa Golf & Curling Club, Oshawa Valley Botanical Gardens, various schools, parks, medical facilities, and easy access to public transit and major highways.

Property Details

Property Type:	Apartment
Location:	Oshawa, ON
Number of Units:	117
Year of Construction:	1967

Transaction Details

Acquired:	2021
Ownership:	100%



333 SIMCOE STREET APARTMENTS, OSHAWA, ON

SIMCOE APARTMENTS

Multi-residential property offering a total of 41 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer modern kitchens with chrome accents, breakfast bars, laminate countertops, tiled backsplashes, stainless-steel appliances, in-suite laundry, and central air-conditioning.

The property offers a community room, controlled access, indoor and outdoor parking options, visitor parking, pet-friendly accommodations, and video surveillance.

The community offers proximity to Lakeridge Health Centre, Oshawa Valley Botanical Gardens, and Oshawa Centre, with big box stores, parks, schools, restaurants nearby, and easy access to public transit and major highways.

Property Details

Property Type:	Apartment
Location:	Oshawa, ON
Number of Units:	41
Year of Construction:	1974

Transaction Details

Acquired:	2021
Ownership:	100%



550 LANG'S ROAD, OTTAWA, ON

LANGS APARTMENTS

Multi-residential property offering a total of 172 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

The suite offers a refrigerator, stove, microwave, and dishwasher, a modern kitchen with laminate countertops, a new overmount sink, and a ceramic backsplash, and upgraded bathroom fixtures.

The property offers an on-site laundry facility, fully equipped gym, visitor parking, outdoor and indoor parking options, and controlled access.

The community offers proximity to Montfort Hospital, local shopping, big box stores, parks, schools, restaurants, and easy access to public transit and major highways.

Property Details

Property Type:	Apartment
Location:	Ottawa, ON
Number of Units:	172
Year of Construction:	1974

Transaction Details

Acquired:	2021
Ownership:	100%



127 & 145 PRESLAND ROAD AND 1425 VANIER
PARKWAY, OTTAWA, ON

LES TERRASSES FRANCESCA

High-rise multi-residential apartment offering a
total of 276 rental units

Asset Highlights

A variety of floorplans, including one-bedroom and two-
bedroom suites.

Suites offer large, spacious units, ensuite laundry, hardwood
flooring, stainless steel appliances, and granite countertops.

The property offers an indoor pool, tenant lounge, fitness
facility, party room, games room, heated underground parking,
and storage.

The community offers a prime location close to the downtown
core, cycling and walking trails at Riverain Park, proximity to
the Rideau and Ottawa Rivers, walking distance to Byward
Market, and minutes away from Parliament Hill, Major's Hill
Park, and the University of Ottawa.

Property Details

Property Type:	Apartment
Location:	Ottawa, ON
Number of Units:	276
Year of Construction:	2018

Transaction Details

Acquired:	2022
Ownership:	100%



1,2,3,5 & 7 BIGGIN COURT, TORONTO, ON

BIGGIN COURT APARTMENTS

Multi-residential properties offering a total of 308 residential units

Asset Highlights

A variety of floorplans, including studio, junior one-bedroom, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer hardwood and ceramic floors with galley-style kitchens and balconies in some suites for an extended living space.

The properties feature pet-friendly accommodations, outdoor and underground parking, on-suite laundry, and video surveillance.

It offers easy access to transportation, highways, Eglinton shopping centre, grocery stores, restaurants, a public library, and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	308
Year of Construction:	1955

Transaction Details

Acquired:	2011
Ownership:	100%



133 ERSKINE AVENUE, TORONTO, ON

133 ERSKINE LP

Multi-residential properties offering a total of 27 rental units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites are equipped with LVP flooring, energy-efficient lighting, beautiful bright bathrooms, and spacious kitchens that come with a stove and fridge. Each suite also features a beautiful wide balcony.

The properties offer an elevator with accessibility features, wheelchair accessibility, barrier-free entrances and ramps, and laundry facilities in the building.

It is within walking distance of doctors' offices, grocery stores, retail shopping, self-care boutiques, schools, and the Eglinton subway station.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	27
Year of Construction:	1960

Transaction Details

Acquired:	2021
Ownership:	75%



1631 VICTORIA PARK AVENUE, TORONTO, ON

1631 VICTORIA PARK APARTMENTS

Multi-residential property offering a total of 35 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites feature hardwood floors, galley-style kitchens and balconies.

The pet-friendly property offers outdoor parking, on-suite laundry, basement lockers, video surveillance and onsite staff.

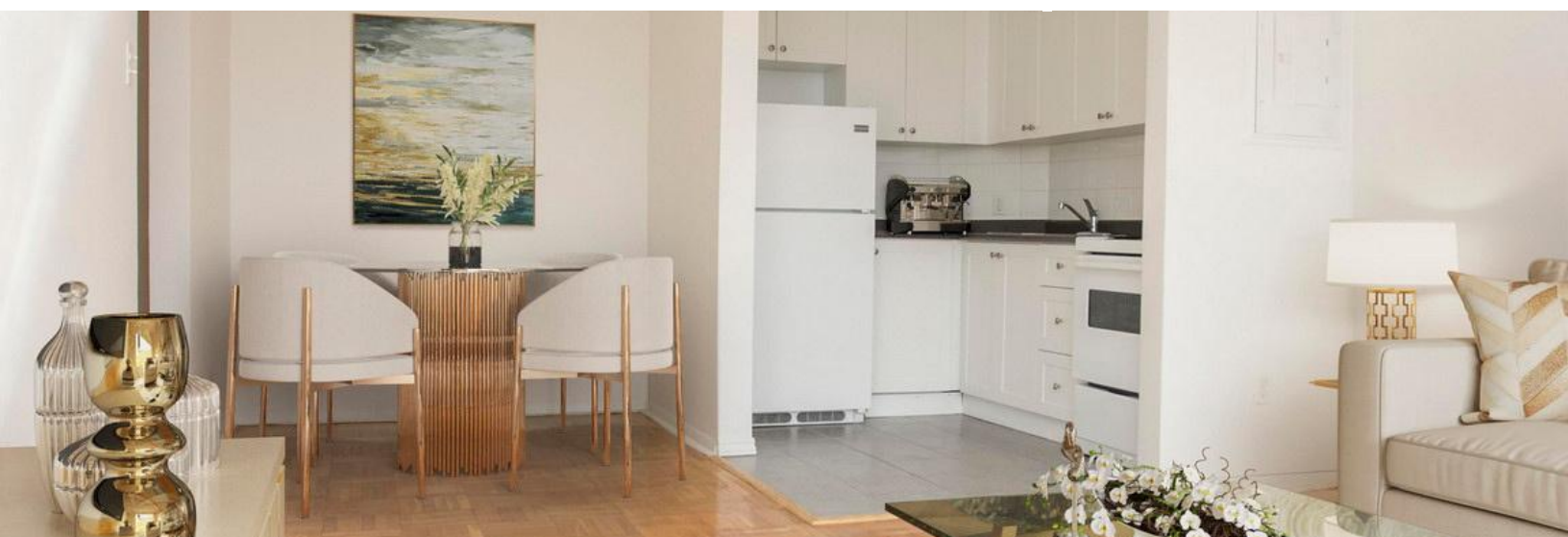
It offers easy access to the TTC, DVP and 401 highway, and is within walking distance of grocery stores, restaurants, proximity to primary and secondary schools and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	35
Year of Construction:	1958

Transaction Details

Acquired:	2012
Ownership:	100%



1594 VICTORIA PARK AVENUE, TORONTO, ON

1594 VICTORIA PARK APARTMENTS

Multi-residential property offering a total of 28 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer hardwood and laminate floors, galley-style kitchens and balconies.

The property features outdoor parking, energy-efficient coin-operated laundry, basement lockers, and secured entrances.

It offers easy access to the TTC, DVP and 401 highway, and is within walking distance of grocery stores, restaurants, proximity to primary and secondary schools and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	28
Year of Construction:	1956

Transaction Details

Acquired:	2012
Ownership:	100%



1731, 1735 & 1739 VICTORIA PARK, TORONTO, ON

1731-1739 VICTORIA PARK APARTMENTS

Multi-residential properties offering a total of 129 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites feature parquet and laminate floors, galley-style kitchens and balconies.

The properties offer pet-friendly accommodations, outdoor parking, basement lockers and dedicated onsite staff.

It offers easy access to the TTC, DVP and 401 highway, and is within walking distance of grocery stores, restaurants, proximity to primary and secondary schools and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	129
Year of Construction:	1955

Transaction Details

Acquired:	2016
Ownership:	100%



4 & 8 RANNOCK AVENUE AND 880 PHARMACY AVENUE, TORONTO, ON

RANNOCK & PHARMACY APARTMENTS

Multi-residential properties offering a total of 85 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer hardwood and ceramic floors, galley-style kitchens, large storage rooms, and balconies.

The properties feature pet-friendly accommodations, outdoor parking, on-suite laundry, and dedicated onsite staff.

It offers easy access to the TTC, DVP and 401 highway, and is within walking distance of grocery stores, pharmacy, restaurants, local library, and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	85
Year of Construction:	1955

Transaction Details

Acquired:	2012
Ownership:	100%



26 THORNCLIFFE PARK DRIVE, TORONTO, ON

26 THORNCLIFFE PARK APARTMENTS

Multi-residential apartments offering a total of 62 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer hardwood and ceramic floors with large windows, galley-style kitchens and balconies.

The property features onsite parking, full-sized, energy-efficient, coin-operated laundry and dedicated onsite staff.

It offers easy access to the TTC and DVP, walking distance to the town centre and nearby grocery stores, pharmacy, restaurants, local library, and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	62
Year of Construction:	1960

Transaction Details

Acquired:	2012
Ownership:	100%



27 THORNCLIFFE PARK DRIVE, TORONTO, ON

27 THORNCLIFFE PARK APARTMENTS

Multi-residential property offering a total of 86 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer hardwood and ceramic flooring throughout, large windows, galley-style kitchens, and balconies in some suites for an extended living space.

The property features small-pet accommodations, on-site laundry, onsite parking, and secured entrances.

It offers easy access to the TTC and DVP, walking distance to town centre and nearby grocery stores, pharmacy, restaurants, local library and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	86
Year of Construction:	1960

Transaction Details

Acquired:	2012
Ownership:	100%



50 THORNCLIFFE PARK DRIVE, TORONTO, ON

50 THORNCLIFFE PARK APARTMENTS

Multi-residential property offering a total of 57 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer hardwood and ceramic floors, large windows, spacious interiors with ample cupboard and closet space, galley-style kitchens, and balconies in some suites for an extended living space.

The property offers small pet accommodations, full-sized energy-efficient SmartCard-operated laundry machines, onsite parking, secured entrances for your safety, and dedicated onsite staff.

It offers easy access to the TTC and DVP, walking distance to town centre and nearby grocery stores, pharmacy, restaurants, local library and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	57
Year of Construction:	1960

Transaction Details

Acquired:	2012
Ownership:	100%



5 DUFRESNE COURT, TORONTO, ON

DUFRESNE COURT APARTMENTS

Multi-residential property offering a total of 218 residential units

Asset Highlights

A variety of floorplans, including junior one-bedroom, one-bedroom, large one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer parquet floors, ceramic kitchen floors, spacious layouts with park views, balconies, and dishwashers in select units.

The property features on-site laundry, pet-friendly options, safe underground parking, secured entrances, dedicated onsite staff, an indoor swimming pool, and a fitness facility.

It offers easy access to TTC routes 25 and 144, a short drive to Shops at Don Mills and East York Town Centre, nearby grocery stores, pharmacy, and restaurants, close proximity to schools, and a short distance to the Ontario Science Centre and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	218
Year of Construction:	1968

Transaction Details

Acquired:	2013
Ownership:	100%



4 ANTRIM CRESCENT, TORONTO, ON

ANTRIM APARTMENTS

Multi-residential property offering a total of 70 residential units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer parquet flooring, ample storage space, galley-style kitchens with full-size fridge and stove, and balconies in some suites.

The property features covered and surface parking options, full-sized, energy-efficient, smartcard-operated laundry machines on the main level, video surveillance for your safety, and dedicated onsite staff to serve your everyday needs.

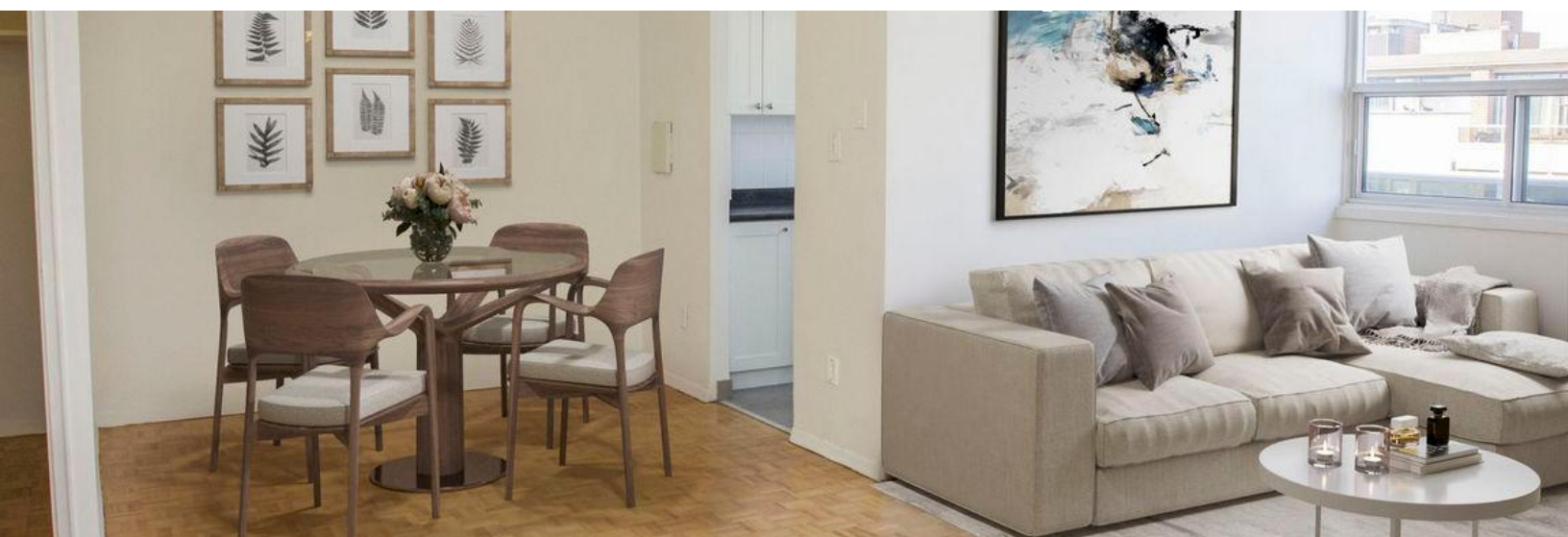
It offers TTC and Highway 401 access, is minutes from Kennedy Commons shopping centre, a short drive to grocery stores, pharmacies, and restaurants, and is close to a library and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	70
Year of Construction:	1989

Transaction Details

Acquired:	2014
Ownership:	100%



6 GRANDSTAND PLACE, TORONTO, ON

BLENHIM COURT APARTMENTS

Multi-residential property offering a total of 60 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offers hardwood floors, large windows, walk-in closets in select units, and balconies in most for extra living space.

The property features energy-efficient smartcard laundry machines and onsite staff.

It offers easy access to the TTC and DVP highway, and is within walking distance of East York Town Centre, grocery stores, restaurants, the public library, and parks.

Property Details

Property Type:	Apartment
Location:	Toronto, ON
Number of Units:	60
Year of Construction:	1958

Transaction Details

Acquired:	2011
Ownership:	100%



707 & 711 DUNDAS STREET WEST, WHITBY, ON

DUNDAS COURT APARTMENTS

Low-rise properties offering a total of 36 residential units

Asset Highlights

A variety of floorplans, including two-bedroom and three-bedroom suites.

Suites offer vinyl and ceramic floors, a large living area, newer kitchen finishes with white appliances, ample cupboard and storage space, an eat-in dining area, and a large master bedroom.

The properties features pet-friendly accommodations, surface parking, coin-operated laundry machines on the main level, and dedicated onsite staff.

It offers easy access to Highway 401, local amenities on Brock and Dundas, a short drive to Fresco, Shoppers Drug Mart, and Tim Horton's, and proximity to the local public library branch and parks.

Property Details

Property Type:	Townhouse
Location:	Whitby, ON
Number of Units:	36
Year of Construction:	1969

Transaction Details

Acquired:	2007
Ownership:	100%

QUEBEC





21 RUE SIMON LUSSIER, BLAINVILLE, QC

Eight-storey multi-residential property offering a total of 133 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer household appliances, electricity, heating, air conditioning, unlimited internet, a corded phone, and cable television.

The property offers a storage room, indoor and outdoor parking, secure access, security cameras, and a resident concierge.

Property Details

Property Type:	Apartment
Location:	Blainville, QC
Number of Units:	133
Year of Construction:	2019

Transaction Details

Acquired:	2022
Ownership:	100%



7215-7235 & 7165-7195 RUE DE LUNAN, BROSSARD QC

Six-storey multi-residential apartment offering a total of 242 rental units built in two phases

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer household appliances, electricity, heating, air conditioning, unlimited internet, wired telephone, and cable television.

The property offers a storage room, bicycle space, and indoor parking.

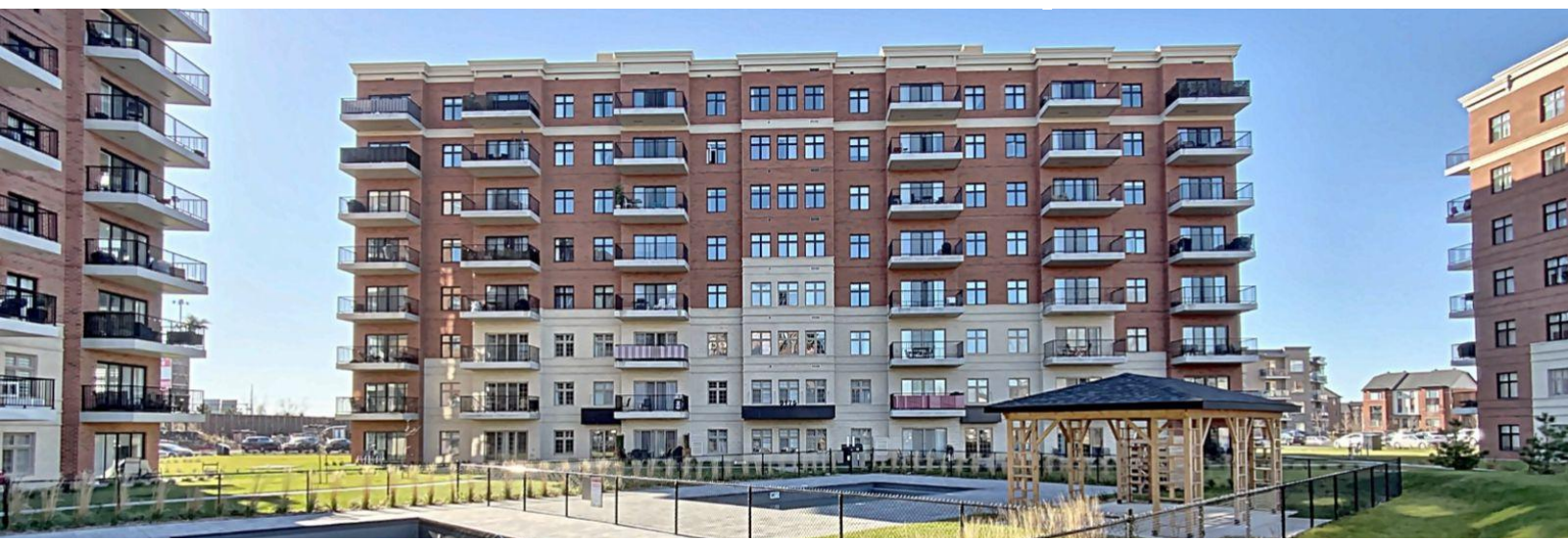
The property is located near the REM, Quartier DIX30, a large park with water games and has city's many attractions.

Property Details

Property Type:	Apartment
Location:	Brossard, QC
Number of Units:	242
Year of Construction:	2018 & 2019

Transaction Details

Acquired:	2022
Ownership:	100%



9145, 9155 & 9165 RUE LENNON, BROSSARD, QC

Eight-storey multi-residential apartment offering a total of 299 rental units built in three phases

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer all-inclusive household appliances, electricity, heating, air conditioning, unlimited internet, wired telephone, and cable TV.

The properties offer a charging point, shared kitchen, storage room, gym, pool, recreational therapist, billiard room, relaxation lounge, and both indoor and outdoor parking.

The properties are designed for active people aged 50 and over and are steps from the Dix30 district, the REM, and road access.

Property Details

Property Type:	Apartment
Location:	Brossard, QC
Number of Units:	299
Year of Construction:	2017, 2018 & 2020

Transaction Details

Acquired:	2022
Ownership:	100%



430 BLVD SAINT-FRANCIS, CHÂTEAUGUAY, QC

Multi-residential property offering a total of 59 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, three-bedroom, and four-bedroom suites.

Suites offer household appliances, electricity, heating, air conditioning, unlimited internet, a wired telephone, and cable television.

The property features a range of amenities including a charging point, shared kitchen, storage room, bicycle space, communal living areas, gym, pool, recreational therapist, billiard room, relaxation lounge, and both indoor and outdoor parking.

The property is tailored for those aged 50 and over and is situated near the stunning Lac des Fées, with access to walking areas and the trails of the multifunctional park.

Property Details

Property Type:	Apartment
Location:	Châteauguay, QC
Number of Units:	59
Year of Construction:	2019

Transaction Details

Acquired:	2022
Ownership:	100%



390 & 400 BLVD SAINT-FRANCIS, CHÂTEAUGUAY, QC

Six-storey multi-residential properties offering a total of 320 rental units built in 2 phases

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer all-inclusive household appliances, electricity, heating, air conditioning, unlimited internet, wired telephone, and cable television.

The properties offer amenities including a charging point, shared kitchen, storage room, bike space, collective living spaces, gym, pool, recreational therapist, billiard room, relaxation lounge, and both indoor and outdoor parking.

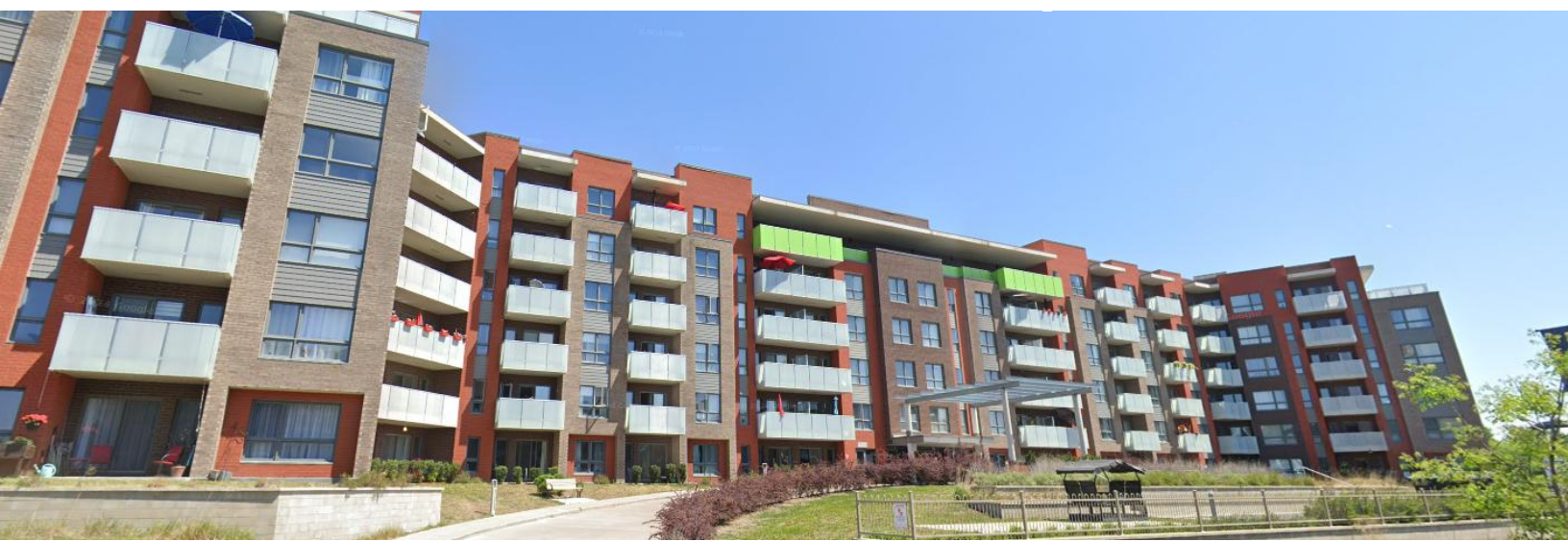
These properties, designed for active people aged 50 and over, are conveniently located near Highway 30, Route 132, a park-and-ride lot, and the scenic Parc de l'île Saint-Bernard.

Property Details

Property Type:	Apartment
Location:	Châteauguay, QC
Number of Units:	320
Year of Construction:	2019 & 2021

Transaction Details

Acquired:	2022
Ownership:	100%



160 & 170 RUE DE L'HARMONIE, DELSON, QC

Seven-storey multi-residential properties offering a total of 282 rental units built in two phases

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer all-inclusive rental accommodations with household appliances, heating, air conditioning, unlimited internet, and wired telephone.

The properties offer a shared kitchen, storage room, bike space, collective living spaces, gym, recreational therapist, billiard room, relaxation lounge, and indoor parking.

The properties are designed for those aged 50 and over and offer an ideal living environment for active people.

Property Details

Property Type:	Apartment
Location:	Delson, QC
Number of Units:	282
Year of Construction	2016 & 2017

Transaction Details

Acquired:	2022
Ownership:	100%



165 RUE DE L'HARMONIE, DELSON, QC

Four-storey multi-residential property offering a total of 50 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer all-inclusive rental accommodations with household appliances, heating, air conditioning, and unlimited internet.

The property offers a shared kitchen, bike space, collective living spaces, gym, and indoor parking.

The property is designed for those aged 50 and over and offers active people active people with an ideal living environment.

Property Details

Property Type:	Apartment
Location:	Delson, QC
Number of Units:	50
Year of Construction:	2019

Transaction Details

Acquired:	2022
Ownership:	100%



400, 410, 420, 430, 440, 450, 460 & 500 RUE DE
L'ATMOSPHERE, GATINEAU, QC

APPARTEMENTS CENTRAL

Multi-residential apartments offering a total of
345 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom and two-bedroom suites.

Suites offer A/C & heating, window blinds, five stainless steel appliances, a stainless steel kitchen range hood, 9-foot ceilings, a fireplace, and include basic internet and cable.

The property offers a pet wash station, shared rooftop terrace with BBQ, underground parking, fully equipped fitness room, swimming pool with sauna, and a golf simulator.

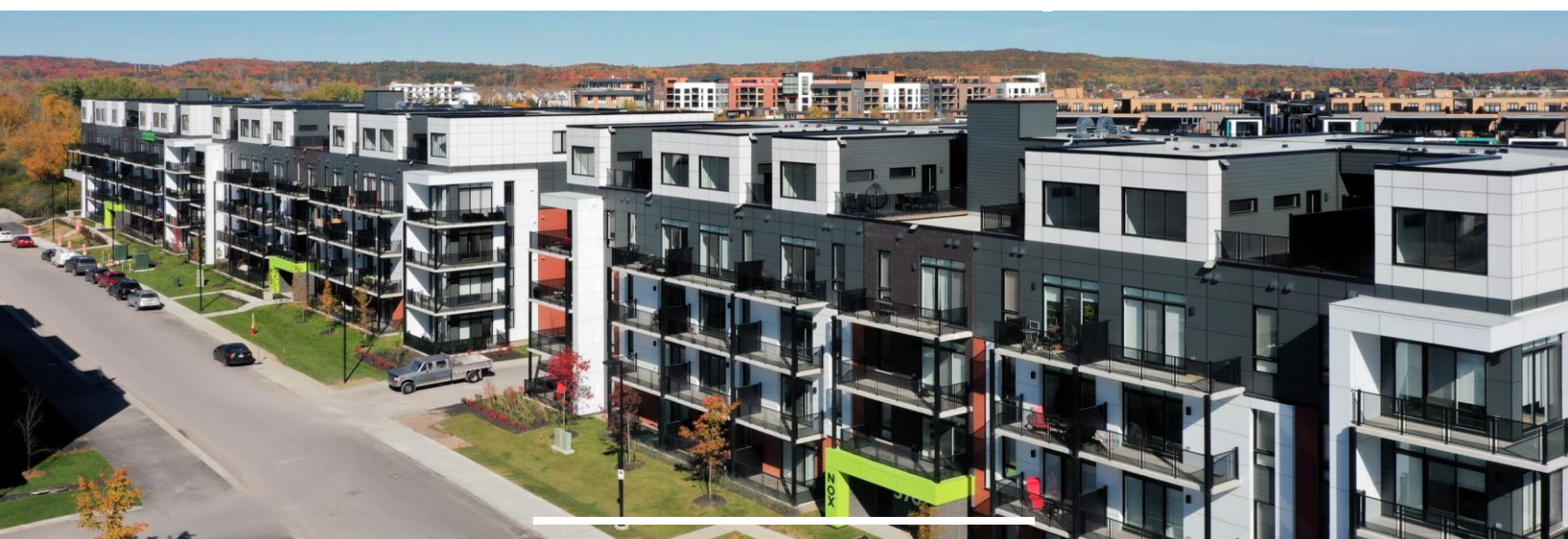
It offers walking distance to Central Park, an 8-minute drive to Ottawa, proximity to public transit, schools, the public library, AGORA urban village, biking paths, walking trails, and community gardens.

Property Details

Property Type:	Apartment
Location:	Gatineau, QC
Number of Units:	345
Year of Construction:	2020

Transaction Details

Acquired:	2022
Ownership:	100%



350-380 BOULEVARD DE L'AMERIQUE-FRANCAISE,
40-60 MARGUERITE MAILLE, 615 BOULEVARD DU
PLATEAU, GATINEAU, QC

NOX

Seven 6-storey multi-residential apartment buildings were acquired in three phases, offering a total of 534 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer in-suite laundry, stainless steel appliances, fireplace, granite countertops, vinyl flooring, floor-to-ceiling windows, glass balconies, and a BBQ included on the terrace.

The property offers a gym, roof terrace with barbecues and tables, multi-purpose room, pool and hot tub, car wash, pet wash, indoor parking, secured entrance system, and suites include basic internet and cable package.

It offers walking distance to Parc Central, various nearby shops and restaurants, and is steps away from public transit.

Property Details

Property Type:	Apartment
Location:	Gatineau, QC
Number of Units:	534
Year of Construction:	2022 & 2023

Transaction Details

Acquired:	2023
Ownership:	100%



1355 LE CORBUSIER BOULEVARD, LAVAL, QC

EVOLUTION

Mid-rise multi-residential apartment offering a total of 240 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer in-suite laundry, stainless steel appliances, air conditioning, quartz countertops, spacious balconies with laminated glass panels, superior soundproofing, and an office area in select suites.

The property offers secured entrance with surveillance cameras, roof terrace with free Wi-Fi, exclusive green space, smart parcel delivery, bike parking, car wash station, storage lockers, and a dog wash station.

It offers proximity to College Montmorency, Université de Montréal, and Collège Letendre, walking distance to Montmorency Metro Station, a variety of cafes, restaurants, and shopping centres, and close access to walking trails, running trails, leisure spaces, and a bicycle path.

Property Details

Property Type:	Apartment
Location:	Laval, QC
Number of Units:	240
Year of Construction:	2022

Transaction Details

Acquired:	2023
Ownership:	100%



2500 & 2570 RUE MAURICE-SAVOIE, LONGUEUIL, QC

Five-storey multi-residential properties offering a total of 240 rental units built in two phases

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer appliances, electricity, heating, unlimited internet, cable, corded phone, air conditioning.

The property offers indoor and outdoor parking, bicycle spaces, charging stations, and common spaces such as a gym, a relaxation area, and a billiard room.

Located in Longueuil and nestled between Le Parcours du Cerf Golf Course and the Tremblay Woodlands, Vivacité Espace Nature is conveniently situated near numerous restaurants, shops, and services.

Property Details

Property Type:	Apartment
Location:	Longueuil, QC
Number of Units:	240
Year of Construction:	2019 & 2021

Transaction Details

Acquired:	2022
Ownership:	100%



235 & 245 RUE CUVILLIER OUEST, LONGUEUIL, QC

Seven-storey multi-residential properties offering a total of 232 rental units built in two phases

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer appliances, heating, unlimited internet, wired phone, air conditioning.

The properties offer indoor and outdoor parking, charging stations, and common spaces such as a gym, relaxation lounge, and billiard room.

The property is located near Chemin Chambly and its multitude of shops and services, as well as the commuter train station and major highways, gives you one more reason to choose to settle there.

Property Details

Property Type:	Apartment
Location:	Longueuil, QC
Number of Units:	232
Year of Construction:	2017 & 2018

Transaction Details

Acquired:	2022
Ownership:	100%



4155 & 4175 RUE LAGAULT, LONGUEUIL, QC

Four-storey multi-residential properties offering a total of 88 rental units built in two phases

Asset Highlights

A variety of floorplans, including studios, one-bedroom, and two-bedroom suites.

Suites offer household appliances, electricity, heating, air conditioning, unlimited internet, wired telephone, and cable television, all-inclusive.

The property features include an elevator, charging point, storage room, bicycle space, indoor and outdoor parking, secure access, security cameras, and a resident concierge.

The property is located near the commuter train station, major highways, and shops.

Property Details

Property Type:	Apartment
Location:	Longueuil, QC
Number of Units:	88
Year of Construction:	2020 & 2021

Transaction Details

Acquired:	2022
Ownership:	100%



6000 RUE DE LA TOURBIÈRE, LONGUEUIL, QC

Four-storey multi-residential property offering a total of 94 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom and three-bedroom suites.

Suites offer all-inclusive rental accommodations with household appliances, heating, air conditioning, unlimited internet, and wired telephone.

The property offers a shared kitchen, storage room, bicycle space, collective living areas, gym, pool, recreational therapist, billiard room, relaxation lounge, and indoor and outdoor parking.

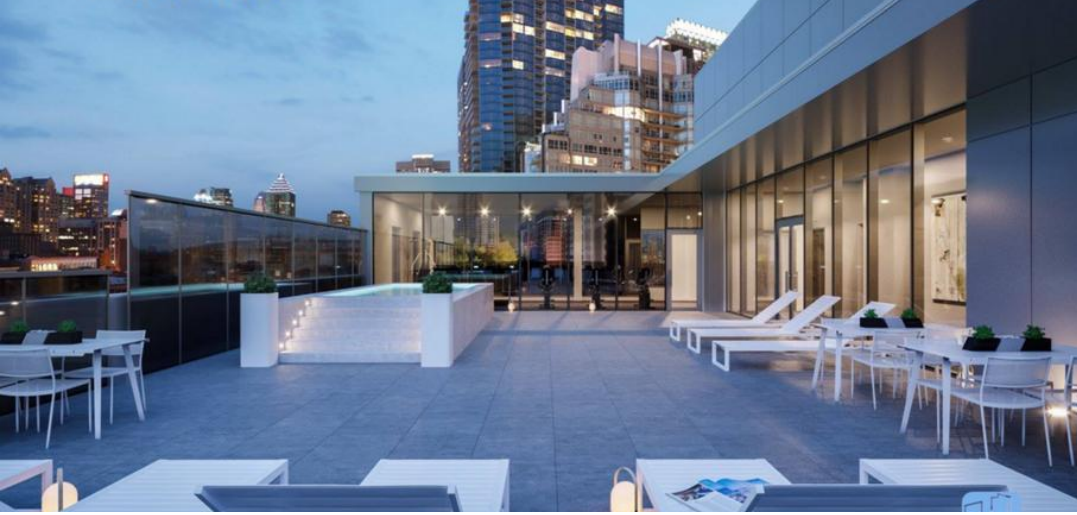
The property is located just steps from the magnificent Parc de la Cité

Property Details

Property Type:	Apartment
Location:	Longueuil, QC
Number of Units:	94
Year of Construction:	2017

Transaction Details

Acquired:	2022
Ownership:	100%



1155 MACKAY STREET, MONTRÉAL, QC

LE ART

Multi-residential property offering a total of 138 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer 9ft. ceilings, vinyl flooring, floor-to-ceiling windows, balcony in select suites, quartz countertops, kitchen island in most suites, fridge, stove, dishwasher, microwave, washer, and dryer. Heat, hydro, and water are included.

The property features an outdoor rooftop pool, rooftop patio with barbecue, fitness facility, heated underground parking stalls, storage lockers, and controlled smart card access.

It offers steps to local shopping (Eaton Centre), and is close to restaurants, hotels, bars, the central business district, and various transportation options.

Property Details

Property Type:	Apartment
Location:	Montréal, QC
Number of Units:	138
Year of Construcion:	2018

Transaction Details

Acquired:	2020
Ownership:	100%



3280 CAVENDISH BOULEVARD, MONTRÉAL, QC

3280 CAVENDISH

Newly built eleven-storey multi-residential property offering a total of 114 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer hardwood floors, granite countertops, balconies, and six appliances including in-suite washer and dryer, microwave, and dishwasher.

The property offers a gym, pet-friendly accommodations, a rooftop terrace, indoor parking options, a secure parcel delivery system, storage lockers, and bike racks.

The community offers a 20-minute walk to Loyola Campus, Concordia University, is located in the heart of Notre-Dame-de-Grâce, close to banks, shopping, parks, downtown Montréal, Catherine Booth Hospital, Benny Library, and Parc Benny.

Property Details

Property Type:	Apartment
Location:	Montréal, QC
Number of Units:	114
Year of Construction:	2016

Transaction Details

Acquired:	2021
Ownership:	100%



5885 CAVENDISH BOULEVARD, MONTRÉAL, QC

LE MONTEFIORE

Multi-residential property offering a total of 94 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer large windows for natural light, six stainless steel appliances, in-suite washer and dryer, and walk-in closets in select suites.

The property offers a rooftop terrace with barbecue, pet-friendly accommodations, a security system with cameras, card access, a party room/lounge, and indoor heated underground parking.

It offers easy access to Quartier Cavendish, grocery stores, clinics, restaurants, parks, and transportation via Cavendish Boulevard.

Property Details

Property Type:	Apartment
Location:	Montréal, QC
Number of Units:	94
Year of Construction:	1989

Transaction Details

Acquired:	2021
Ownership:	100%



4974 PLACE DE LA SAVANE, MONTRÉAL, QC

Multi-residential property offering a total of 176 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites include a refrigerator, stove, and washer/dryer.

The property offers amenities such as a storage room, bicycle space, concierge, secure access, and indoor parking.

The community offers nearby restaurants, festivals, events, universities, and easy access to metro stations and Highway 40 for quick travel around Montréal.

Property Details

Property Type:	Apartment
Location:	Montréal, QC
Number of Units:	176
Year of Construction:	2016

Transaction Details

Acquired:	2022
Ownership:	100%



686-690 RUE NOTRE-DAME OUEST, MONTRÉAL, QC

LE SIX88

High-rise multi-residential apartment offering a total of 145 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer in-suite laundry, stainless steel appliances (fridge, stove, dishwasher, microwave), air conditioning, hardwood flooring, and condo-like finishes.

The property offers a rooftop terrace with BBQ, fitness room, keyless entry, modern security system, indoor parking, secure parcel delivery system, full-time concierge, and pet-friendly accommodations.

The community offers walking distance to Metro Square Victoria and Metro Place d'Armes, close proximity to downtown Montréal and the Business District, a variety of local restaurants, bars, and retail stores, and access to bicycle paths along the St. Lawrence River.

Property Details

Property Type:	Apartment
Location:	Montréal, QC
Number of Units:	145
Year of Construction:	2018

Transaction Details

Acquired:	2022
Ownership:	100%



2551 CHEMIN DES QUATRE-BOURGEOIS, QUÉBEC CITY, QC

Multi-residential property offering a total of 684 residential units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer high-quality interior finishing, 9- to 12-foot ceilings, private balconies, large windows, granite countertops, Torlys flooring, and appliances, including a fridge, stove, microwave, dishwasher, and washer/dryer.

The property includes a grocery store on the main floor, a fitness room, a guest suite, a social lounge, a billiards room, storage lockers, an inner courtyard, and an urban chalet equipped with large-screen televisions, a kitchen, a pool table, and an outdoor terrace. Additionally, it offers indoor parking with electric charging stations.

It offers proximity to Laval University, Centre Mère-Enfant Hospital, the Québec Heart and Lung Institute, and three shopping malls.

Property Details

Property Type:	Apartment
Location:	Québec City, QC
Number of Units:	684
Year of Construction	2016

Transaction Details

Acquired:	2020
Ownership:	100%



11 & 21 RUE DE RONSARD, SAINT-CONSTANT, QC

Four-storey multi-residential properties offering a total of 328 rental units built in 2 phases

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer household appliances, electricity, heating, air conditioning, unlimited internet, wired telephone, and cable television.

The properties offer amenities such as a charging point, shared kitchen, storage room, bicycle space, collective living areas, gym, pool, recreational therapist, billiard room, relaxation lounge, and both indoor and outdoor parking.

The properties are designed for those aged 50+ and are located near the magnificent Lac des fées, its walking areas, and the trails of the multifunctional park.

Property Details

Property Type:	Apartment
Location:	Saint-Constant, QC
Number of Units:	328
Year of Construction:	2019 & 2021

Transaction Details

Acquired:	2022
Ownership:	100%



173 BOULEVARD ARMAND-FRAPPIER, SAINTE-JULIE, QC

Multi-residential property offering a total of 286 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom and two-bedroom suites.

Suites feature household appliances, electricity, heating, air conditioning, unlimited internet, wired telephone, and cable television.

The property offers amenities such as a charging point, shared kitchen, storage room, collective living spaces, gym, pool, recreational therapist, indoor parking billiard room, relaxation lounge, secure access, security cameras, and a resident concierge.

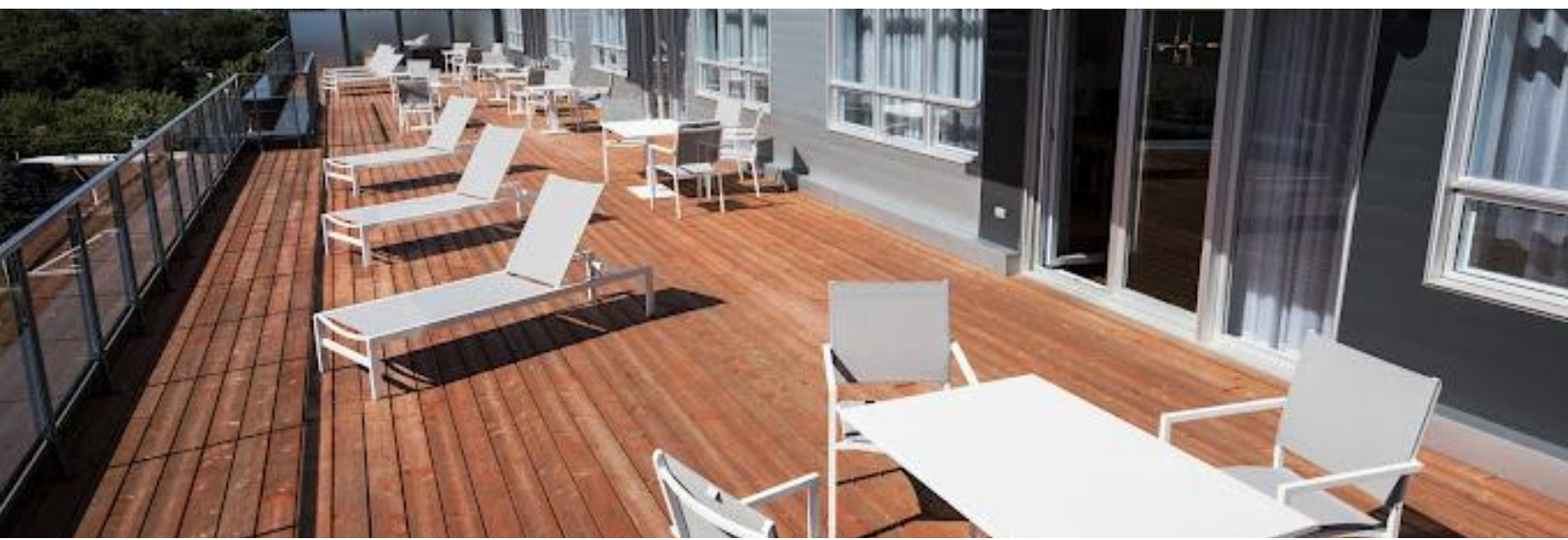
The property is located close to many restaurants, shops, and services right next to the complex.

Property Details

Property Type:	Apartment
Location:	Sainte-Julie, QC
Number of Units:	286
Year of Construction:	2019

Transaction Details

Acquired:	2022
Ownership:	100%



60 RUE CARTIER, SAINT-LAMBERT, QC

Eight-storey multi-residential apartment offering a total of 210 rental units

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer household appliances, electricity, heating, air conditioning, unlimited internet, wired telephone, and cable television.

The property offers a shared kitchen, storage room, bike space, communal areas, gym, pool, recreational therapist, billiard room, relaxation lounge, and indoor parking.

Property Details

Property Type:	Apartment
Location:	Saint-Lambert, QC
Number of Units:	210
Year of Construction:	2016

Transaction Details

Acquired:	2022
Ownership:	100%



290 PLACE CLAUDE-DAGENAIS, SAINTE-THÉRÈSE, QC

Seven-storey multi-residential property offering a total of 262 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer appliances, electricity, heating, unlimited internet, cable, landline phone, air conditioning, indoor and outdoor parking, and charging stations included.

The property offers a charging point, shared kitchen, storage room, collective living spaces, gym, pool, billiard room, relaxation lounge, indoor and outdoor parking, secure access, security cameras, and a resident concierge.

The community offers a library, Lionel-Groulx College, Sainte-Thérèse multi-service centre, and bus services.

Property Details

Property Type:	Apartment
Location:	Sainte-Thérèse, QC
Number of Units:	262
Year of Construction:	2016

Transaction Details

Acquired:	2022
Ownership:	100%



281, 291 & 301 PLACE CLAUDE-DAGENAIS, SAINTE-THÉRÈSE, QC

Six-storey multi-residential property offering a total of 252 rental units built in three phases

Asset Highlights

A variety of floorplans, including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites feature stainless-steel appliances and trendy finishes.

The properties offer excellent common spaces like a gym, outdoor terraces and an outdoor swimming pool.

The property is located in the heart of Ste-Thérèse in a desirable neighbourhood with access to many shops and parks, highways, and a nearby train station to Montréal.

Property Details

Property Type:	Apartment
Location:	Sainte-Thérèse, QC
Number of Units:	252
Year of Construction:	2019, 2020 & 2022

Transaction Details

Acquired:	2022
Ownership:	100%



1250 BLVD LUCILLE- TEASDALE, TERREBONNE, QC

Multi-residential property offering a total of 78 rental units

Asset Highlights

The complex, built with urban and refined architecture, offers a variety of floorplans, including one-bedroom and two-bedroom suites.

Suites feature stainless-steel appliances and trendy finishes. The suite also offers excellent common spaces like gym, outdoor terraces, living room with fireplace and billiards room.

The property is located close to many shops and restaurants, highways and a nearby train station, primary school, hospital and clinic.

Property Details

Property Type:	Apartment
Location:	Terrebonne, QC
Number of Units:	78
Year of Construction:	2017

Transaction Details

Acquired:	2022
Ownership:	100%



1280 BLVD LUCILLE- TEASDALE, TERREBONNE, QC

Multi-residential property offering a total of 78 rental units

Asset Highlights

The complex, built with urban and refined architecture, offers a variety of floorplans, including one-bedroom and two-bedroom suites.

Suites feature stainless-steel appliances and trendy finishes.

The property offers common spaces like a gym, outdoor terraces, living room with fireplace and billiards room.

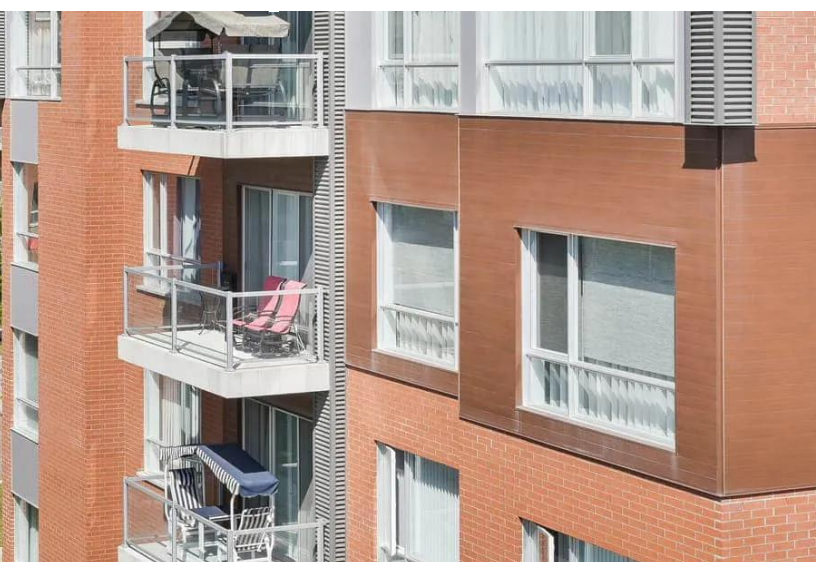
The property is located close to many shops and restaurants, highways and a nearby train station, primary school, hospital and clinic.

Property Details

Property Type:	Apartment
Location:	Terrebonne, QC
Number of Units:	78
Year of Construction:	2018

Transaction Details

Acquired:	2022
Ownership:	100%



1270 BLVD LUCILLE- TEASDALE, TERREBONNE, QC

Multi-residential complex offering a total of 52 rental units

Asset Highlights

The complex, built with urban and refined architecture, offers variety of floorplans, including one-bedroom and two-bedroom suites.

The complex, which includes three buildings with indoor parking and an outdoor pool, has the added advantage of being close to everything.

The property also offers excellent common spaces like a gym, outdoor terraces, living room with fireplace and billiards room.

The complex is located near the commuter train station, shops, Pierre-Le-Gardeur Hospital and major highways.

Property Details

Property Type:	Apartment
Location:	Terrebonne, QC
Number of Units:	52
Year of Construction:	2018

Transaction Details

Acquired:	2022
Ownership:	100%



95 SOUTH 10TH STREET, MINNEAPOLIS, MN

CCA CBD MINNEAPOLIS LLC

Multi-residential property offering a total of 307 rental units

Asset Highlights

A variety of floorplans, including studio, one-bedroom, and two-bedroom suites.

Suites offer spacious custom and walk-in closets and a state-of-the-art climate control system that keeps you comfortable while saving money and energy.

The property offers a rooftop pool and sundeck, lounge seating with a firepit, views of the downtown Minneapolis skyline and Mississippi River, a decorated clubroom with a gourmet kitchen and fireplace, a business centre with high-speed Wi-Fi, and an event space.

The pet-friendly community offers a private bark park and is ideally located within walking distance to shopping and entertainment.

Property Details

Property Type:	Apartment
Location:	Minneapolis, MN
Number of Units:	307
Year of Construction:	2020

Transaction Details

Acquired:	2019
Ownership:	45%



2800 WEST BAKER ROAD IN BAYTOWN, TX

OXFORD AT COUNTRY CLUB

Wood frame three-storey, garden-style multi-residential property offering 228 rental units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites feature 9-foot ceilings, central air conditioning, balconies, granite countertops, eat-in kitchens, walk-in closets, washer/dryer hookups, and in-suite storage.

The property offers lush green spaces, resort-style swimming pool with tropical water feature, spacious clubroom with fireplace and pool table, barbecue and picnic area, playground, and a dedicated business centre.

It is near Texas 146, Texas 330 Spur, and Interstate 10 for direct access to downtown Houston, and is surrounded by parks, groceries, shopping centres, and restaurants.

Property Details

Property Type:	Apartment
Location:	Baytown, TX
Number of Units:	228
Year of Construction:	2013

Transaction Details

Acquired:	2020
Ownership:	85%



31200 FM 2920 ROAD, WALLER, TX

OXFORD AT THE RANCH

Three-storey, multi-residential property offering a total of 224 residential units

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer spacious living areas with modern finishes, full-size appliances, and in-suite washer and dryer.

The property comes with state-of-the-art amenities such as resort-style pool with spa, fully equipped fitness centre, social room with billiards, outdoor BBQ area, controlled access gates, and valet trash service.

The community is conveniently located off U.S. Highway 290 and close to retail stores, restaurants, banks, grocery stores, and schools.

Property Details

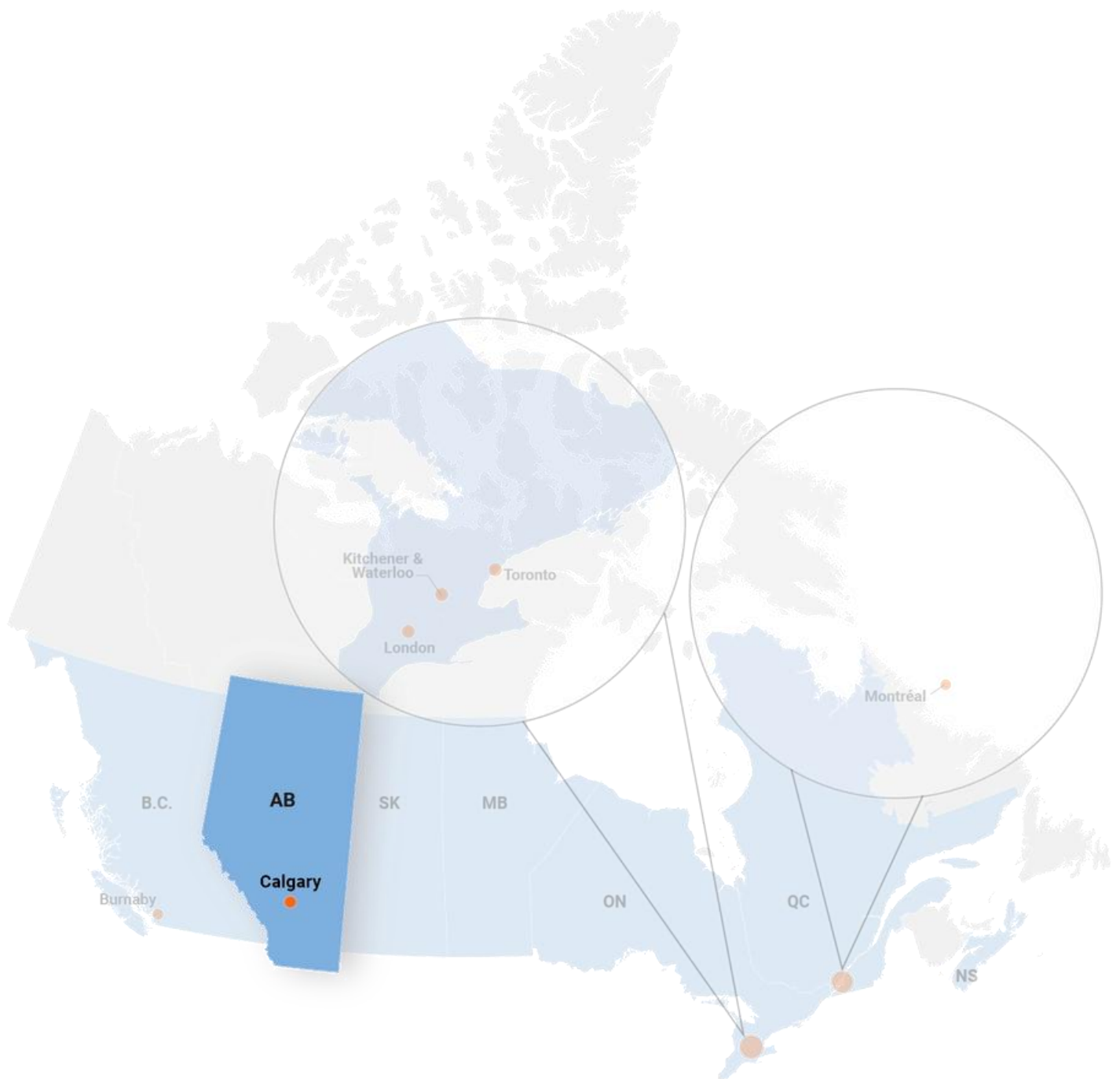
Property Type:	Apartment
Location:	Waller, TX
Number of Units:	224
Year of Construction:	2017

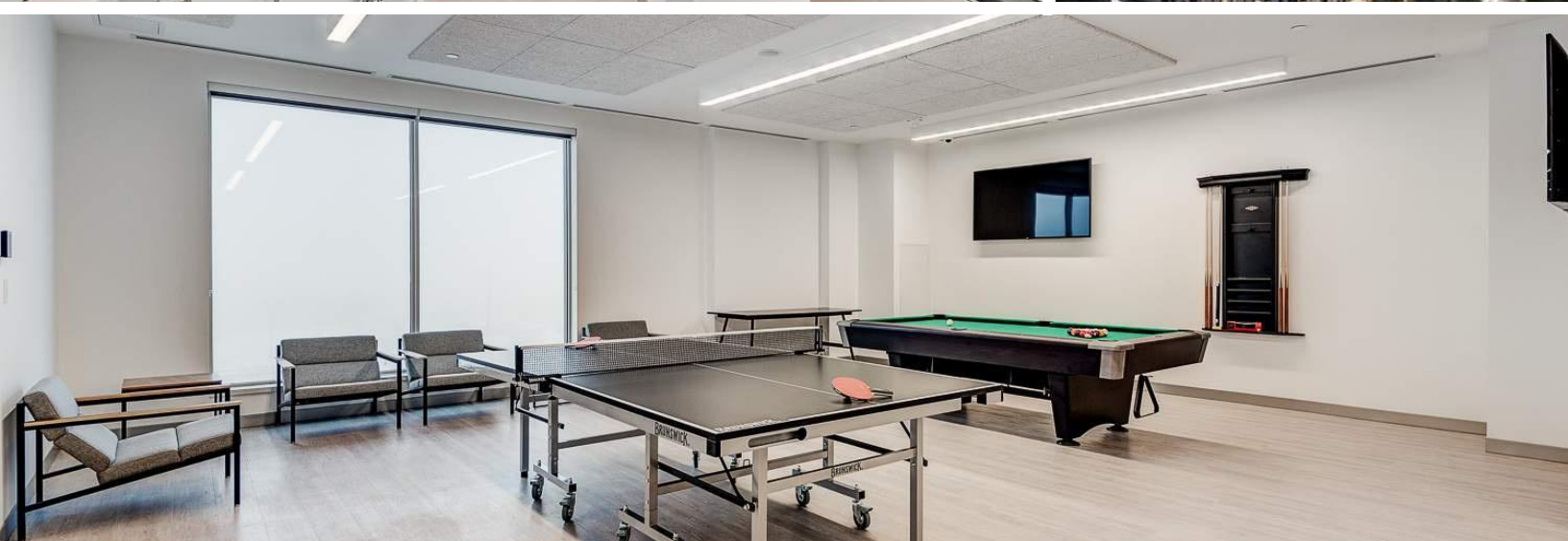
Transaction Details

Acquired:	2018
Ownership:	85%

STUDENT COMMUNITIES

ALBERTA





2416 16TH AVENUE NW, CALGARY, AB

THE HUB CALGARY

Newly constructed 27-storey high-rise property offering a total of 348 residential units

Asset Highlights

A variety of floorplans including one-bedroom, two-bedroom, and three-bedroom suites.

Suites are complete with private kitchens and stainless-steel appliances, luxury vinyl flooring, and energy-efficient lighting. They also come with contemporary furniture, a smart TV, XL full bed, and a desk.

The property features underground parking, a resort-quality gym, a business centre, social rooms on each floor, a communal kitchen for larger gatherings, and a resident lounge with billiards, table tennis, and foosball.

Situated between the University of Calgary and the Southern Alberta Institute of Technology, The Hub is just 12 minutes from downtown Calgary and accessible by Transit.

Property Details

Property Type:	Student Residence
Location:	Calgary, AB
Number of Units:	348
Year of Construction:	2020

Transaction Details

Acquired:	2020
Ownership:	95%

BRITISH COLUMBIA





8888 UNIVERSITY DRIVE, BURNABY, BC

SIMON FRASER UNIVERSITY

Two newly constructed student housing residences offer 482 studios in partnership with Simon Fraser University

Asset Highlights

The property offers 50 rooms per floor, 15 shared washrooms, laundry rooms, a mix lounge, community and shared spaces, and community kitchens.

Amenities include wellness, music, activity rooms, multi-faith rooms, and learning commons.

Property Details

Property Type:	Student Residence
Location:	Burnaby, BC
Number of Units:	482
Year of Construction	2020

Transaction Details

Acquired:	2021
Ownership:	100%

ONTARIO





75 ANN STREET, LONDON, ON

THE MARQ 75 AT ANN STREET

Student housing property offering 137 residential units with a total of 499 rental beds

Asset Highlights

A variety of floorplans including studio, two-bedroom, and three-bedroom suites.

Suites offer modern kitchens with appliances, hardwood floors, blackout blinds, furnished living areas and bedrooms, high-speed Wi-Fi, and personal fob entry.

The property offers onsite management, 24/7 maintenance, fitness facilities, a shuttle, lounge, a games room, study rooms, a theatre, a bike room, and more.

The community is located steps from downtown London, and a short trip to Western University or Fanshawe College's downtown campus.

Property Details

Property Type:	Student Residence
Location:	London, ON
Number of Units:	137
Year of Construction:	2004

Transaction Details

Acquired:	2012
Ownership:	75%



1 BEAUFORT STREET, LONDON, ON

THE MARQ AT 1 BEAUFORT STREET

Six-block student housing townhouse complex offering 27 five-bedroom units with a total of 135 rental beds

Asset Highlights

The floorplans include five-bedroom suites.

Suites offer updated kitchens, in-suite washer and dryer, laminate floors, blackout blinds, fully furnished rooms, high-speed Wi-Fi, and a weekday shuttle to school.

The property offers fitness facilities, study rooms, a theatre room, a lounge and games room, and The MARQ Residence life programs with regular resident events.

The community is located steps from downtown London, and a short trip to Western University or Fanshawe College's downtown campus.

Property Details

Property Type:	Student Residence
Location:	London, ON
Number of Units:	27
Year of Construction:	2005

Transaction Details

Acquired:	2012
Ownership:	75%



83, 87, 89, 91, 95, 97, 99 ST. GEORGE STREET &
149, 151, 163, 165 ANN STREET, LONDON, ON

THE MARQ AT 83 ST. GEORGE STREET

Student housing townhouse complex offering
24 four-bedroom units with a total of 96 rental
beds

Asset Highlights

Suites offer modern kitchens, laminate floors, blackout blinds,
central air, furnished living areas and bedrooms, high-speed
Wi-Fi, ensuite washer and dryer, and a school shuttle service.

The complex offers fitness facilities, a study room, and a
lounge/games room.

The community is located steps from downtown London, and
a short trip to Western University or Fanshawe College's
downtown campus.

Property Details

Property Type:	Student Residence
Location:	London, ON
Number of Units:	24
Year of Construction:	2000

Transaction Details

Acquired:	2012
Ownership:	75%



205 OXFORD STREET EAST, LONDON, ON

THE MARQ AT 205 OXFORD ST. EAST

Student housing property offering 142 residential units with a total of 230 rental beds

Asset Highlights

A variety of floorplans, including one-bedroom and two-bedroom suites.

Suites offer kitchens with a fridge, stove, and dishwasher, skyline views, high-speed internet, laminate flooring, and spacious living areas.

The property offers a 24/7 fitness facility, on-site laundry, video surveillance, and available parking.

The community offers close proximity to the LTC transit stop, walking distance to the London Mall and Masonville Place, and nearby cafes, restaurants, and grocery stores.

Property Details

Property Type:	Student Residence
Location:	London, ON
Number of Units:	142
Year of Construction:	1980

Transaction Details

Acquired:	2015
Ownership:	100%



288 CHURCH STREET, TORONTO, ON

TORONTO METROPOLITAN UNIVERSITY

18-storey student housing residence offering 100 units with a total of 332 rental beds in partnership with Toronto Metropolitan University

Asset Highlights

A variety of floorplans including one-bedroom, two-bedroom, and four-bedroom suites.

The property offers amenities such as study lounges, central laundry facilities, and a spacious community area.

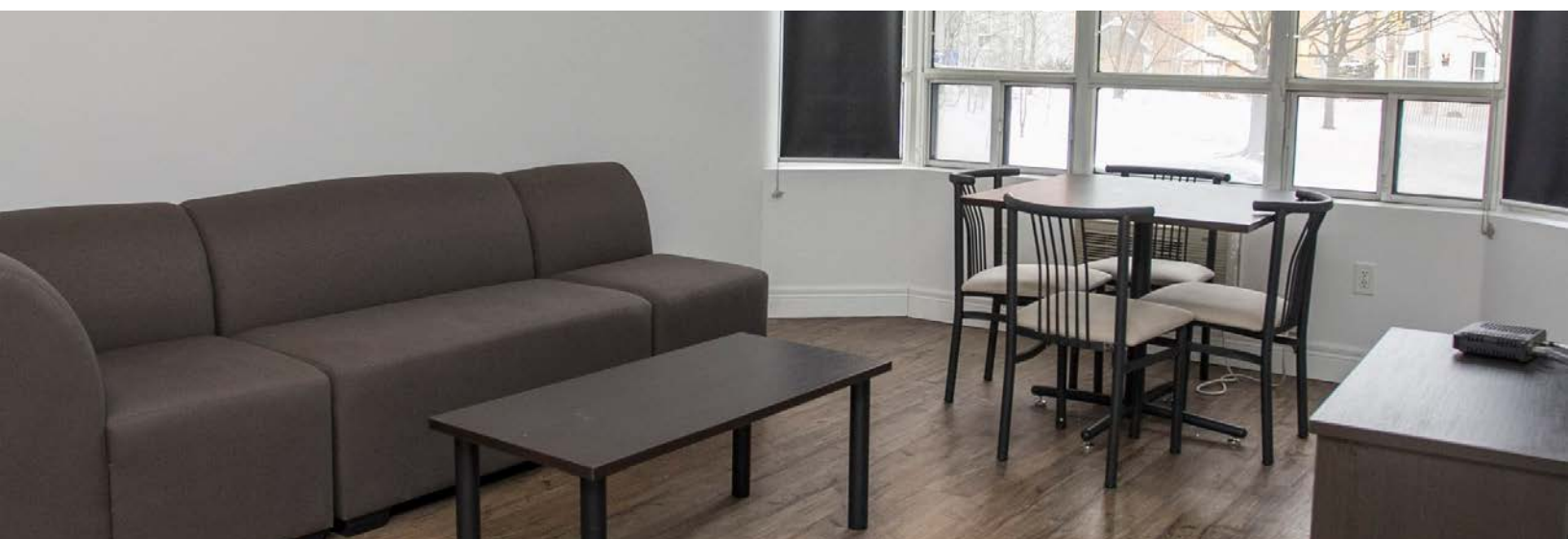
The prime location offers students job opportunities, diverse food options, excellent public transportation, rich cultural attractions, and a variety of recreational activities, including parks, sports, theatres, and student organizations.

Property Details

Property Type:	Student Residence
Location:	Toronto, ON
Number of Units:	100
Year of Construction:	2019

Transaction Details

Acquired:	2023
Ownership:	100%



173 KING STREET NORTH, WATERLOO, ON

THE MARQ AT 173 KING ST. NORTH

Student housing property offering 56 residential units with a total of 219 rental beds

Asset Highlights

A variety of floorplans, including one-bedroom, two-bedroom, and four-bedroom suites.

Suites offer modern elements: kitchen with appliances, laminate floors with carpet in bedrooms, blackout blinds, large living areas, fully furnished bedrooms with desks and storage, high-speed Wi-Fi, and personal fob entry.

The property offers amenities such as an onsite laundry facility and The MARQ Residence life programs with regular resident events.

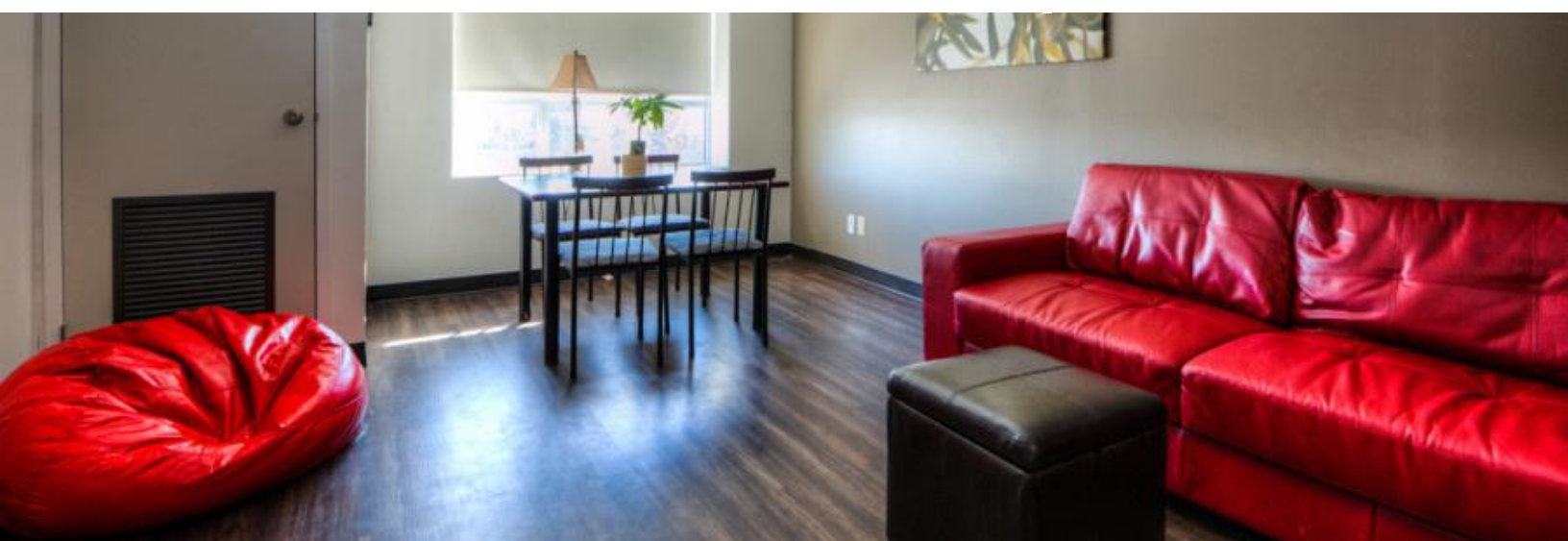
It is located steps from Laurier University and minutes from the University of Waterloo, this community is ideal for all students.

Property Details

Property Type:	Student Residence
Location:	Waterloo, ON
Number of Units:	56
Year of Construction:	1990

Transaction Details

Acquired:	2012
Ownership:	100%



18 JAMES STREET, WATERLOO, ON

THE MARQ AT 18 JAMES STREET

Student housing property offering 30 five-bedroom units with a total of 150 rental beds

Asset Highlights

Suites offer kitchens with appliances and dishwasher, air conditioning, laminate floors with carpeted bedrooms, large living areas with furniture, fully furnished bedrooms, ensuite washrooms, and high-speed Wi-Fi.

The property offers keyless entry, underground and outdoor parking, laundry facilities, and a gym on the main floor.

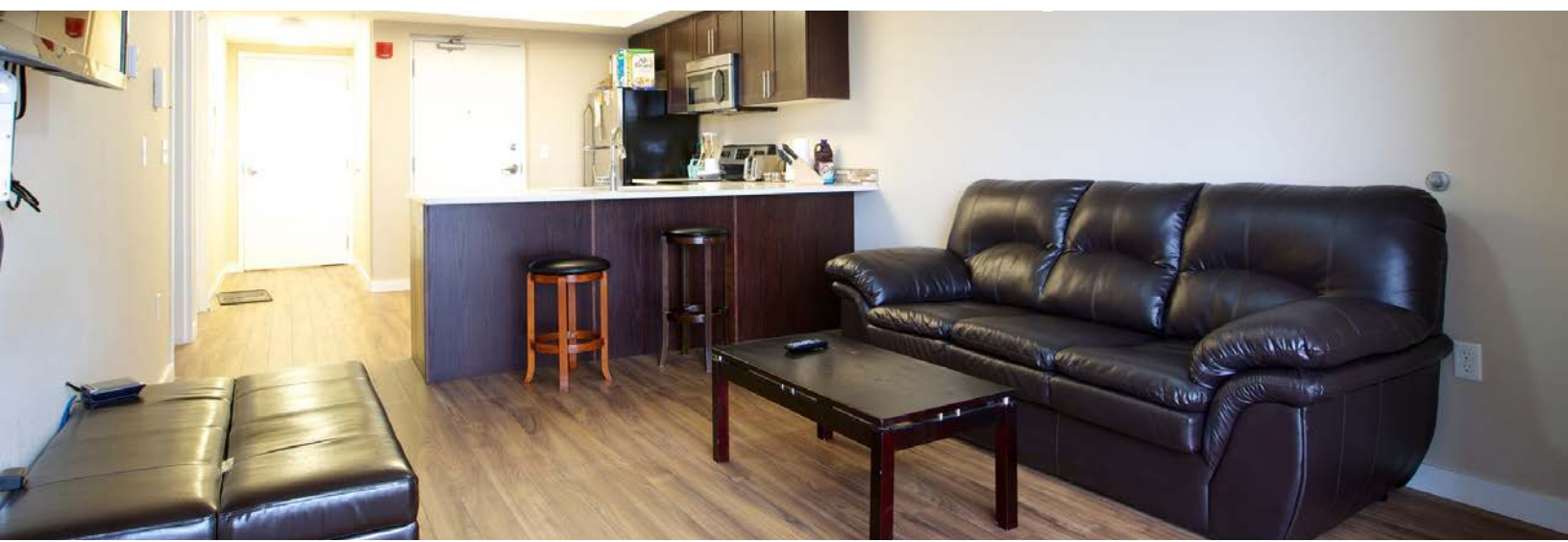
It is located steps from Laurier University and minutes from the University of Waterloo, this community is ideal for all students.

Property Details

Property Type:	Student Residence
Location:	Waterloo, ON
Number of Units:	30
Year of Construction:	2014

Transaction Details

Acquired:	2020
Ownership:	100%



168 KING STREET NORTH, WATERLOO, ON

THE MARQ AT 168 KING ST NORTH

Student housing property offering 36 units with a total of 176 rental beds

Asset Highlights

A variety of floorplans including one-bedroom and two-bedroom suites.

Suites offer modern elements such as ensuite washrooms, kitchens with microwave and dishwasher, air conditioning, laminate floors with carpet in bedrooms, furnished living areas and bedrooms, high-speed Wi-Fi, and personal fob entry.

The property offers amenities such as fitness rooms, study rooms, an onsite laundry facility, a bike room, and the MARQ Residence Life programs with regular resident events.

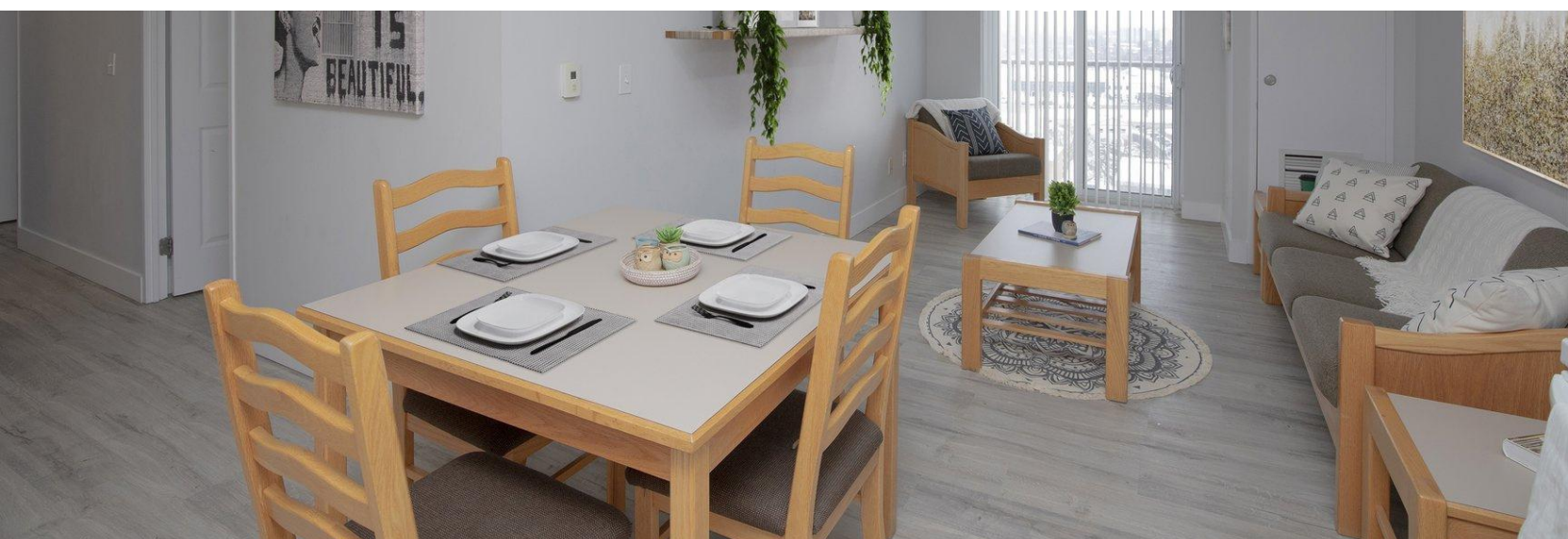
Located steps from Laurier University and minutes from the University of Waterloo, this community is ideal for all students.

Property Details

Property Type:	Student Residence
Location:	Waterloo, ON
Number of Units:	36
Year of Construction:	2013

Transaction Details

Acquired:	2014
Ownership:	100%



345 KING STREET NORTH, WATERLOO, ON

THE MARQ AT 345 KING ST NORTH

Student housing property offering 94 units with a total of 386 rental beds

Asset Highlights

A variety of floorplans including three-bedroom, four-bedroom, and five-bedroom suites.

Suites offer a kitchen with full-size appliances, laminate floors, air conditioning, large living areas, fully furnished bedrooms with desk and storage, Juliette balconies in select suites, high-speed Wi-Fi, and personal fob entry.

The property offers a fitness room, games room, onsite laundry facility, study rooms, MARQ Residence life programs with regular events, 24/7 maintenance support, and an onsite management team.

Located steps from Laurier University and minutes from the University of Waterloo, this community is ideal for all students.

Property Details

Property Type:	Student Residence
Location:	Waterloo, ON
Number of Units:	94
Year of Construction:	2008

Transaction Details

Acquired:	2013
Ownership:	100%



1 COLUMBIA STREET WEST, WATERLOO, ON

THE MARQ 1 COLUMBIA ST. WEST

22-storey student housing property offering 83 five-bedroom units with a total of 370 rental beds

Asset Highlights

A variety of floorplans including three-bedroom, four-bedroom, and five-bedroom suites.

Suites offer modern elements, including kitchens with full-size appliances, laminate floors, air conditioning, large living areas, fully furnished bedrooms with desk and storage, high-speed Wi-Fi, personal fob entry, and balconies in select suites.

The property offers amenities such as study rooms, a games room, a fitness facility, theatre rooms, onsite laundry, and The MARQ Residence life programs with regular resident events.

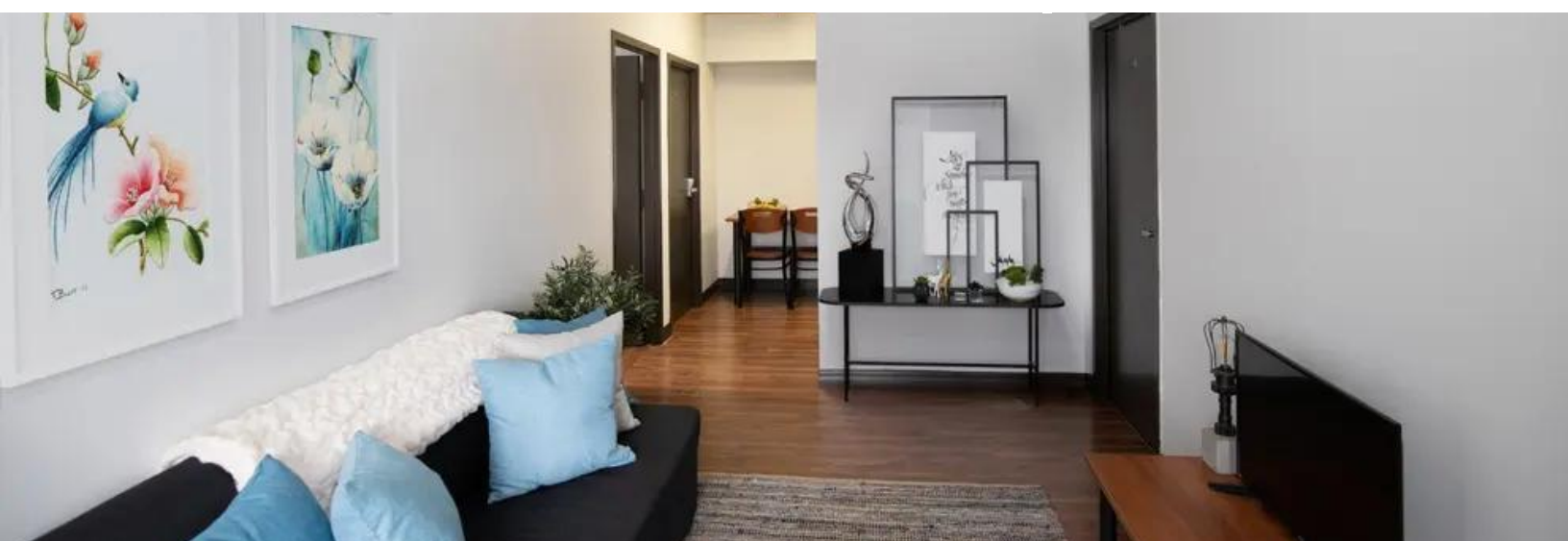
Located steps from Laurier University and minutes from the University of Waterloo, this community is ideal for all students.

Property Details

Property Type:	Student Residence
Location:	Waterloo, ON
Number of Units:	83
Year of Construction:	2014

Transaction Details

Acquired:	2016
Ownership:	100%



21 COLUMBIA STREET WEST, WATERLOO, ON

THE MARQ 21 COLUMBIA ST. WEST

Student housing property offering a total of 41 five-bedroom units

Asset Highlights

Suites offer kitchens with full-size appliances, laminate floors, air conditioning, large living areas, fully furnished bedrooms, high-speed Wi-Fi, and balconies in select suites.

The property offers study rooms, a games room, a fitness facility, onsite laundry, and regular resident events through The MARQ Residence life programs.

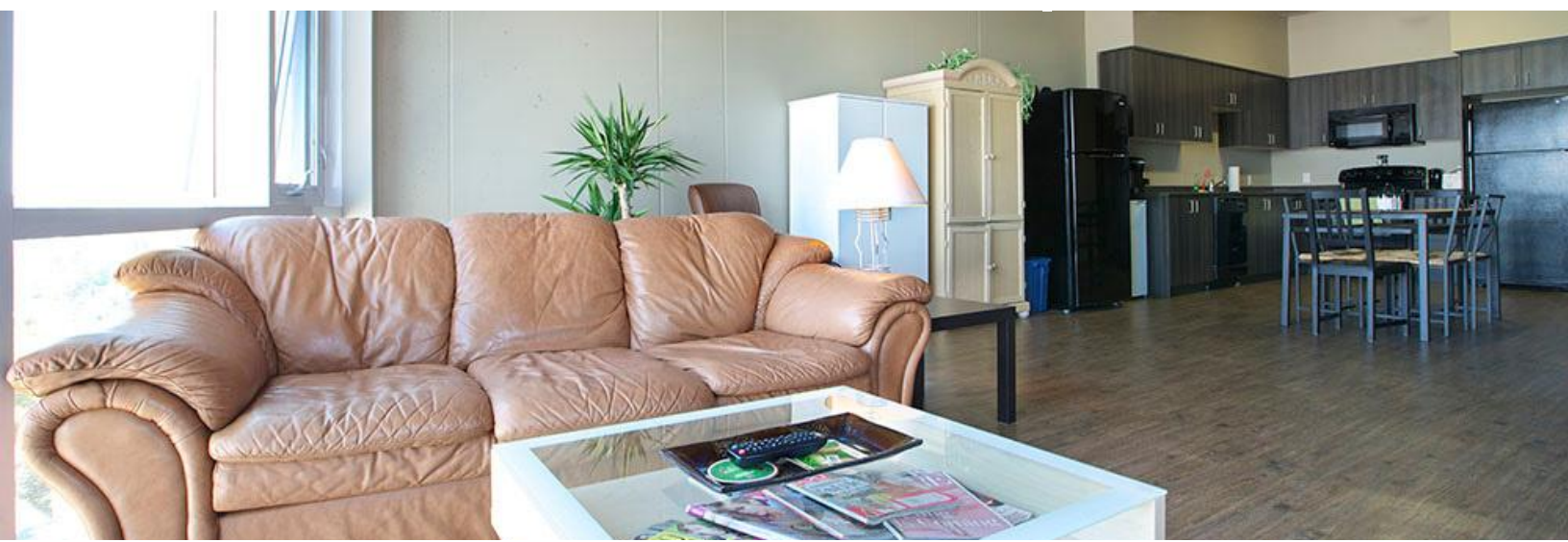
Located close to Waterloo University, Wilfrid Laurier, and Conestoga College, this community is ideal for all students.

Property Details

Property Type:	Student Residence
Location:	Waterloo, ON
Number of Units:	41
Year of Construction:	2012

Transaction Details

Acquired:	2021
Ownership:	100%



167 KING STREET NORTH, WATERLOO, ON

THE MARQ AT 167 KING ST NORTH

Student housing property offering 41 five-bedroom units with a total of 205 rental beds

Asset Highlights

Suites offer a kitchen with appliances, air conditioning, laminate floors, large living areas, fully furnished bedrooms, high-speed Wi-Fi, and personal fob entry.

The property offers an onsite laundry facility and MARQ Residence life programs with regular resident events.

Located steps from Laurier University and minutes from the University of Waterloo, this community is ideal for all students.

Property Details

Property Type:	Student Residence
Location:	Waterloo, ON
Number of Units:	41
Year of Construction:	2012

Transaction Details

Acquired:	2013
Ownership:	100%

QUEBEC





1430 RUE CITY COUNCILLORS, MONTRÉAL, QC

LA MARQ

Student housing property offering 100 residential units with a total of 440 rental beds

Asset Highlights

A variety of floorplans including three-bedroom, four-bedroom, and five-bedroom suites.

Suites offer modern elements such as private kitchens, blackout blinds, large furnished living areas, fully furnished bedrooms, high-speed Wi-Fi, and personal fob entry, all included in the advertised price.

The property features a 24/7 fitness facility with yoga classes, renovated study and theatre rooms, a social room with games, laundry on every floor, and monthly free resident events.

Located minutes from downtown Montréal, this community is perfect for McGill, Concordia, and UQAM students.

Property Details

Property Type:	Student Residence
Location:	Montréal, QC
Number of Units:	100
Year of Construction	1971

Transaction Details

Acquired:	2011
Ownership:	100%



2400 SAINTE-FOY ROAD, QUÉBEC CITY, QC

6-storey mid-rise, student housing property
offering a total of 170 units

Asset Highlights

A variety of floorplans including studio, one-bedroom, two-bedroom, and three-bedroom suites.

Suites offer high-end condo-quality finishes like quartz countertops, hardwood flooring, high exposed ceilings, and major appliances, including in-suite laundry.

The property features a large green space for studying, a lounge area for discussions, a quiet reading and study table, indoor swings for guests, and a gaming area with billiards and foosball.

Located in the academic hub of Sainte-Foy, near Laval University and several CEGEPs, with a collective annual enrollment of over 70,000 students.

Property Details

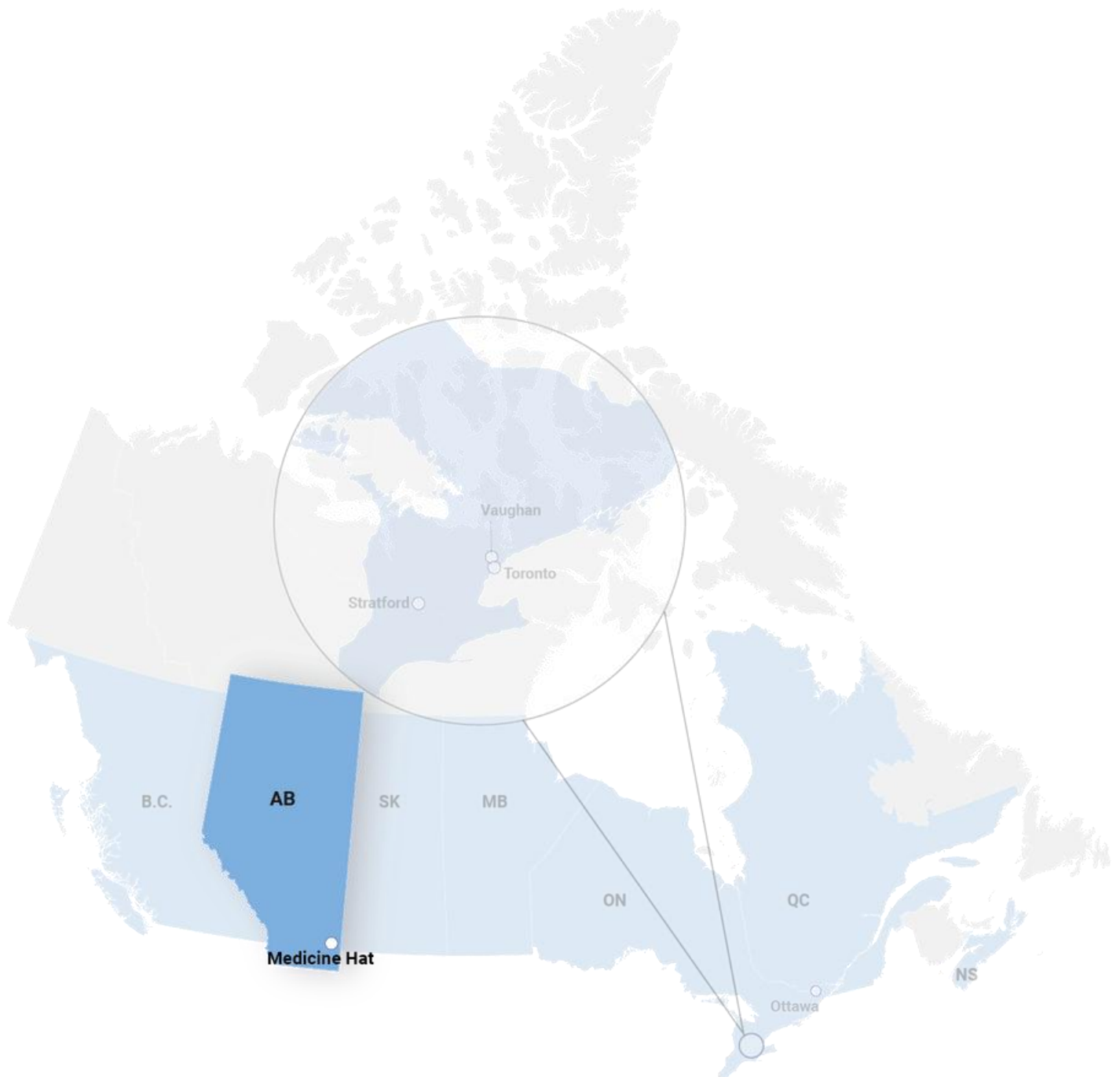
Property Type:	Student Residence
Location:	Québec City, QC
Number of Units:	170
Year of Construction:	2021

Transaction Details

Acquired:	2022
Ownership:	100%

MEDICAL OFFICES

ALBERTA





770 6TH STREET SW, MEDICINE HAT, AB

THE MEDICAL ARTS CENTRE

Two-storey medical office building with 30,280 square feet of commercial space

Asset Highlights

The property offers a two-story building with a basement, 105 parking spaces at a ratio of 3.5 per 1,000 square feet, and vinyl sheet and terrazzo flooring.

It features a 2,500 lb service elevator and provides well-leased, high-quality suburban medical office space.

The community offers a prime location in the SW Hill Kensington node of Medicine Hat, near the Medicine Hat Hospital.

The property, built in 1966 and renovated for medical use in 1993, has 253 monetized surface parking spaces.

Property Details

Property Type:	Medical Office
Location:	Medicine Hat, AB
Number of Units:	36
Year of Construction:	1966

Transaction Details

Acquired:	2022
Ownership:	75%

ONTARIO





770 BROADVIEW AVENUE, OTTAWA, ON

CARLING BROADVIEW MEDICAL BUILDING

Three-storey medical office building with
40,158 square feet of commercial space

Asset Highlights

The property offers a three-story building with a basement, 176 parking spaces at a ratio of 4.4 per 1,000 square feet, and well-maintained interiors with quarry tile and carpet flooring, drywall, and T-bar ceilings.

The building includes two hydraulic passenger elevators and high-quality, well-leased suburban medical office space.

The community offers an attractive suburban location along a major arterial road, good access to Highway 417, a parking ratio of 4.5 stalls per 1,000 square feet, and strong medical/professional office tenancy.

Property Details

Property Type:	Medical Office
Location:	Ottawa, ON
Number of Units:	36
Year of Construction:	1980

Transaction Details

Acquired:	2022
Ownership:	75%



99 KAKULU ROAD, OTTAWA, ON

KANATA MEDICAL ARTS BUILDING

Two-storey medical office building with 39,085 square feet of commercial space

Asset Highlights

The well-maintained property offers 226 parking spaces at a ratio of 5.9 per 1,000 square feet.

The building features ceramic tiled floors and drywall in common areas, carpeted floors in lobbies, and one hydraulic passenger elevator.

The community offers excellent access to Highway 417, with nearby routes via Castlefrank Road and Terry Fox Drive. The area provides tenants with an attractive floor plate of 19,000 square feet and strong medical/professional office tenancy.

Property Details

Property Type:	Medical Office
Location:	Ottawa, ON
Number of Units:	28
Year of Construction:	1984

Transaction Details

Acquired:	2022
Ownership:	75%



595 MONTREAL ROAD, OTTAWA, ON

PHENIX PROFESSIONAL BUILDING

Five-storey medical office building with 41,558 square feet of commercial space

Asset Highlights

The property offers a Class B suburban office building with one basement level and a parking ratio of 4.5 stalls per 1,000 square feet. It features carpet and tile flooring, drywall, T-bar ceilings, and two hydraulic passenger elevators.

The community offers an attractive suburban location with good access to Highway 417. It is less than 500 meters east of Montfort Hospital and has strong medical/professional office tenancy.

Property Details

Property Type:	Medical Office
Location:	Ottawa, ON
Number of Units:	34
Year of Construction:	1988

Transaction Details

Acquired:	2022
Ownership:	75%



1 CENTREPOINT DRIVE, OTTAWA, ON

NEPEAN MEDICAL CENTRE

Four-storey medical office building with 48,133 square feet of commercial space

Asset Highlights

The property offers a Class B suburban office building with 250 parking spaces at a ratio of 5.2 per 1,000 square feet.

Common areas have commercial-grade carpet and ceramic tiled floors, drywall, and T-bar ceilings. Office areas feature a mix of carpet, ceramic tile, vinyl tile floors, T-bar ceilings, and drywall.

The community offers a prime location along Baseline Road and Woodroffe Avenue, with access to retail, restaurants, and Highway 417. It boasts strong visibility, excellent transportation links, and will benefit from a new LRT station.

Property Details

Property Type:	Medical Office
Location:	Ottawa, ON
Number of Units:	40
Year of Construction:	1993

Transaction Details

Acquired:	2022
Ownership:	75%



342 ERIE STREET, STRATFORD, ON

THE JENNY TROUT CENTRE

Two-storey medical office building with 34,467 square feet of commercial space

Asset Highlights

The property offers a two-story building with a basement level, 122 parking spaces at a ratio of 3.5 per 1,000 square feet, ceramic tile, and carpet flooring.

The building includes one hydraulic passenger elevator and provides high-quality, well-leased suburban medical office space.

The community offers an attractive location at the southwest corner of Gore Street and Erie Street in Stratford, close to Stratford General Hospital.

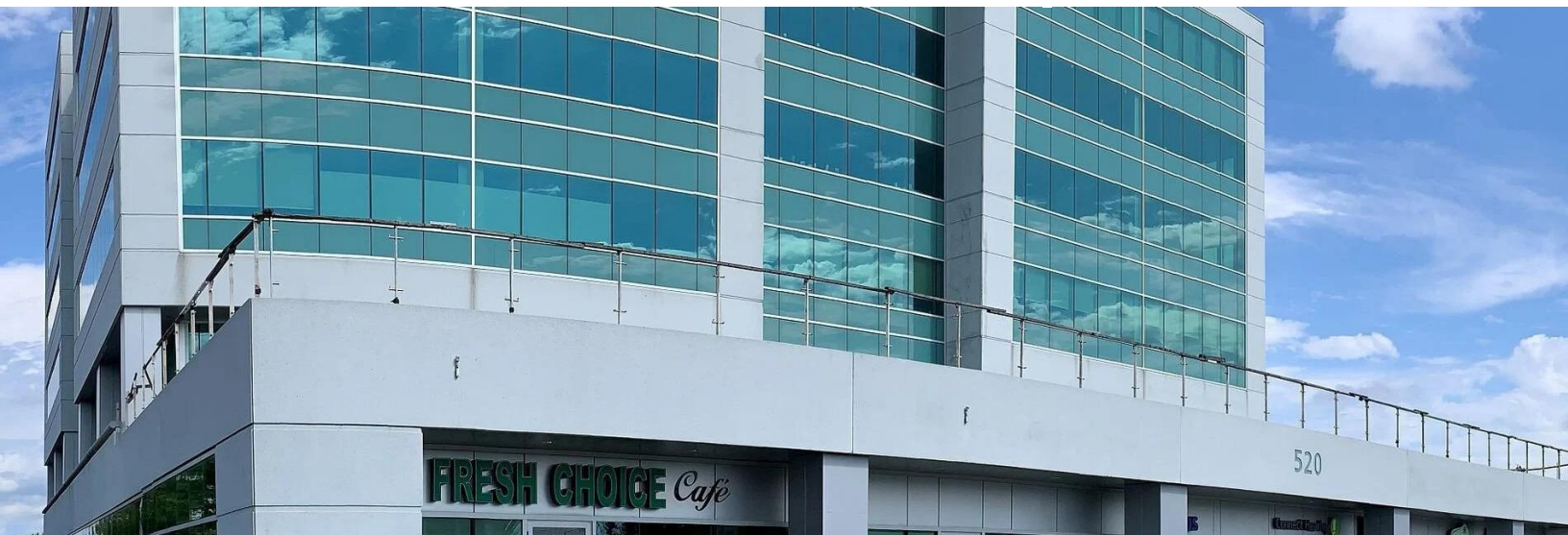
The building enjoys strong local support and is named after the first female doctor in Canada.

Property Details

Property Type:	Medical Office
Location:	Stratford, ON
Number of Units:	21
Year of Construction:	1903

Transaction Details

Acquired:	2022
Ownership:	75%



520-524 ELLESMERE ROAD, TORONTO, ON

ELLESMERE HEALTH CENTRE

Six-storey medical office building with 127,934 square feet of commercial space

Asset Highlights

Built in 2012, the property features a structural steel framework, concrete foundation, and customized interiors with commercial-grade finishes, as well as 441 on-site parking spaces.

The property is conveniently located in the Wexford-Maryvale district, with easy access to Downtown Toronto and the GTA.

The area also includes a mix of residential and commercial buildings, is close to highways and Parkway Mall for shopping and dining, and is just a 10-minute drive from four major hospitals, making it ideal for healthcare professionals seeking office space.

Property Details

Property Type:	Medical Office
Location:	Toronto, ON
Number of Units:	48
Year of Construction:	2012

Transaction Details

Acquired:	2019
Ownership:	75%



8333 WESTON ROAD, VAUGHAN, ON

COLUMBUS MEDICAL ARTS BUILDING

Four-storey medical office buildings with
58,093 square feet of commercial space

Asset Highlights

Constructed in 1988, the well-maintained property offers on-site parking with 210 stalls and two hydraulic passenger elevators.

The community offers a prime location in Vaughan, just southwest of Langstaff Road and the Highway 400 Interchange.

It has good proximity to public transportation and retail amenities, enhancing accessibility and convenience for occupants and visitors.

Property Details

Property Type:	Medical Office
Location:	Vaughan, ON
Number of Units:	33
Year of Construction:	1988

Transaction Details

Acquired:	2022
Ownership:	75%

CENTURION APARTMENT REAL ESTATE INVESTMENT TRUST



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