



Investment Team

# BRANDON APARTMENT PORTFOLIO

501 Braecrest Dr | 512 Princess Ave | 531 Queens Ave E  
Brandon, MB



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FOR SALE

# Brandon Apartment Portfolio

501 Braecrest Dr  
512 Princess Ave  
531 Queens Ave E

 CUSHMAN & WAKEFIELD  
Winnipeg |  Stevenson  
Investment Team

## THE OFFERING

Cushman & Wakefield | Stevenson Investment Team ("CWSIT") is pleased to offer for sale a 100% freehold interest in three new construction multi family assets totalling 153 units located at 512 Princess Avenue ("Princess"), 531 Queens Avenue East ("Queens") along with 500 Swanson Avenue & 501 Braecrest Drive ("Hilltop") in Brandon, MB (collectively marketed as the "Portfolio"), on behalf of the Vendor(s).

Princess is an infill 3-Storey walk up rental building asset located at the southwest corner of Princess Avenue and 5th Street in Brandon, MB. This modern, well located asset is walking distance from Brandon University, Assiniboine Community College and Brandon's Central Business District.

Queens features 21 stacked townhome rental assets throughout four clusters efficiently designed fronting Queens Avenue between Driftwood Crescent and Elderwood Drive in Brandon, MB. Located in Southeast Brandon and designed exclusively as three bedroom units located in a quiet family neighbourhood adjacent to Green Acres School, offering pristine park settings and family amenities for tenants.

As the most recent construction within the Portfolio, Hilltop is a 6 building 108 Unit rental complex located at the corner of Braecrest Drive and Swanson Avenue in the Highland Park subdivision in North Brandon. This amenity rich area is minutes from the Coral Centre, Brandon's largest mixed retail destination development anchored by Walmart and Home Depot as well as Brandon's Community Sportsplex.

**Sale Price: \$35,000,000 (\$228,758 per suite)**



### Immediate Scale

144-unit portfolio offering over 3 properties and 12 buildings



### Attractive Assumable Debt Financing

Each property has CMHC-insured assumable mortgages at below-market rates



### New Construction

All assets built in 2015/2016 and 2020/2021



### Fully Occupied & Stabilized

Current occupancy 100%

FOR SALE

# Brandon Apartment Portfolio

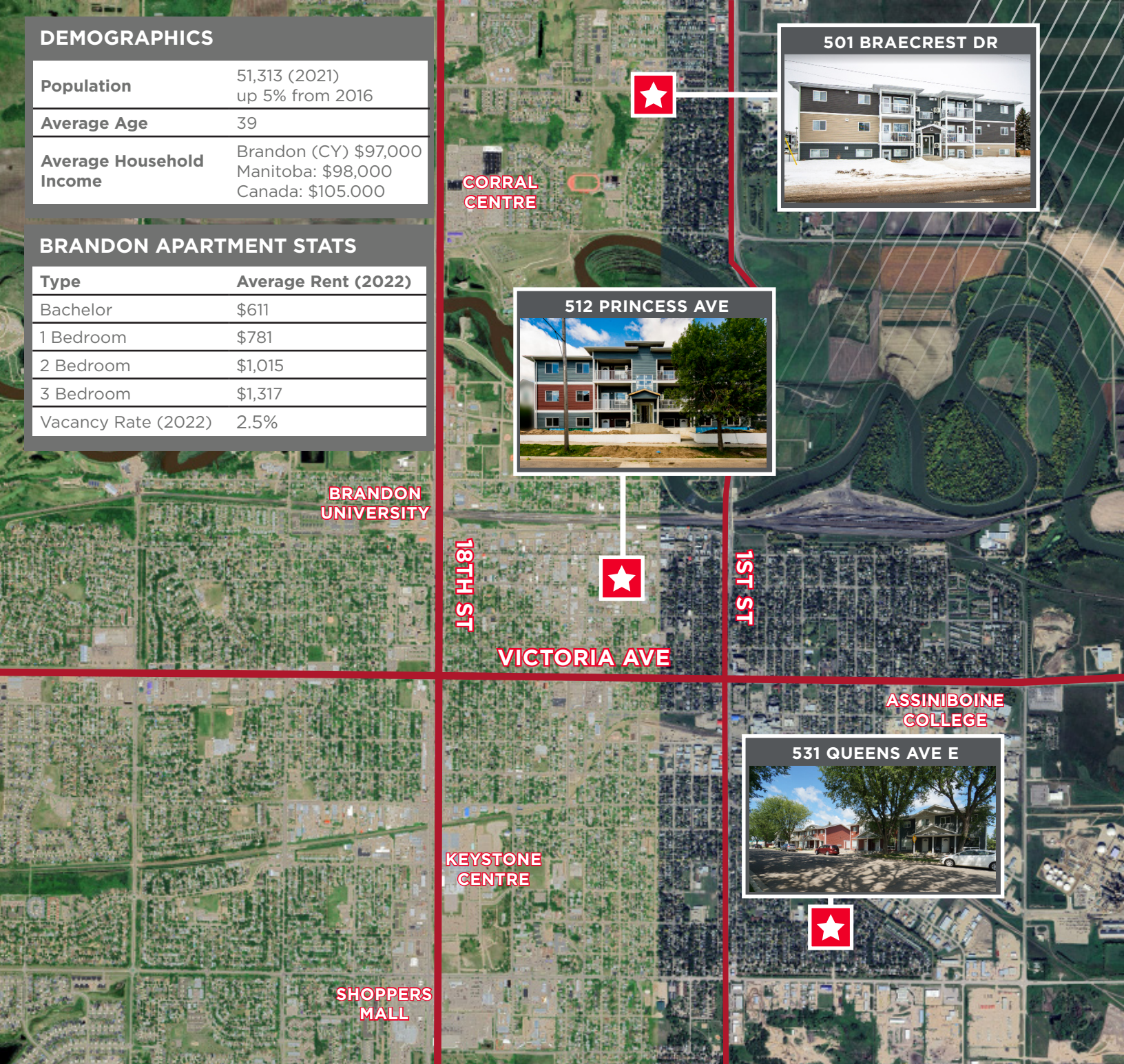
501 Braecrest Dr  
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## DEMOGRAPHICS

Population	51,313 (2021) up 5% from 2016
Average Age	39
Average Household Income	Brandon (CY) \$97,000 Manitoba: \$98,000 Canada: \$105,000

## BRANDON APARTMENT STATS

Type	Average Rent (2022)
Bachelor	\$611
1 Bedroom	\$781
2 Bedroom	\$1,015
3 Bedroom	\$1,317
Vacancy Rate (2022)	2.5%



501 BRAECREST DR

512 PRINCESS AVE

531 QUEENS AVE E

FOR SALE

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501 Braecrest Dr  
512 Princess Ave  
531 Queens Ave E

## OFFERING PROCESS

All inquiries should be directed to:

**Chris Macsymic (Deal Lead)**  
**Senior Vice President & Principal**

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chris.macsymic@cwstevenson.ca

### **Offers to be reviewed by the Vendor as received.**

All offer submissions should be submitted to CW Stevenson Inc. to the attention of Chris Macsymic.

The Vendor reserves the right to negotiate with the prospective purchaser(s) who they deem the most attractive in their sole and absolute discretion. The Vendor is not obligated to accept any Offers and reserves the right to reject any or all Offers received.

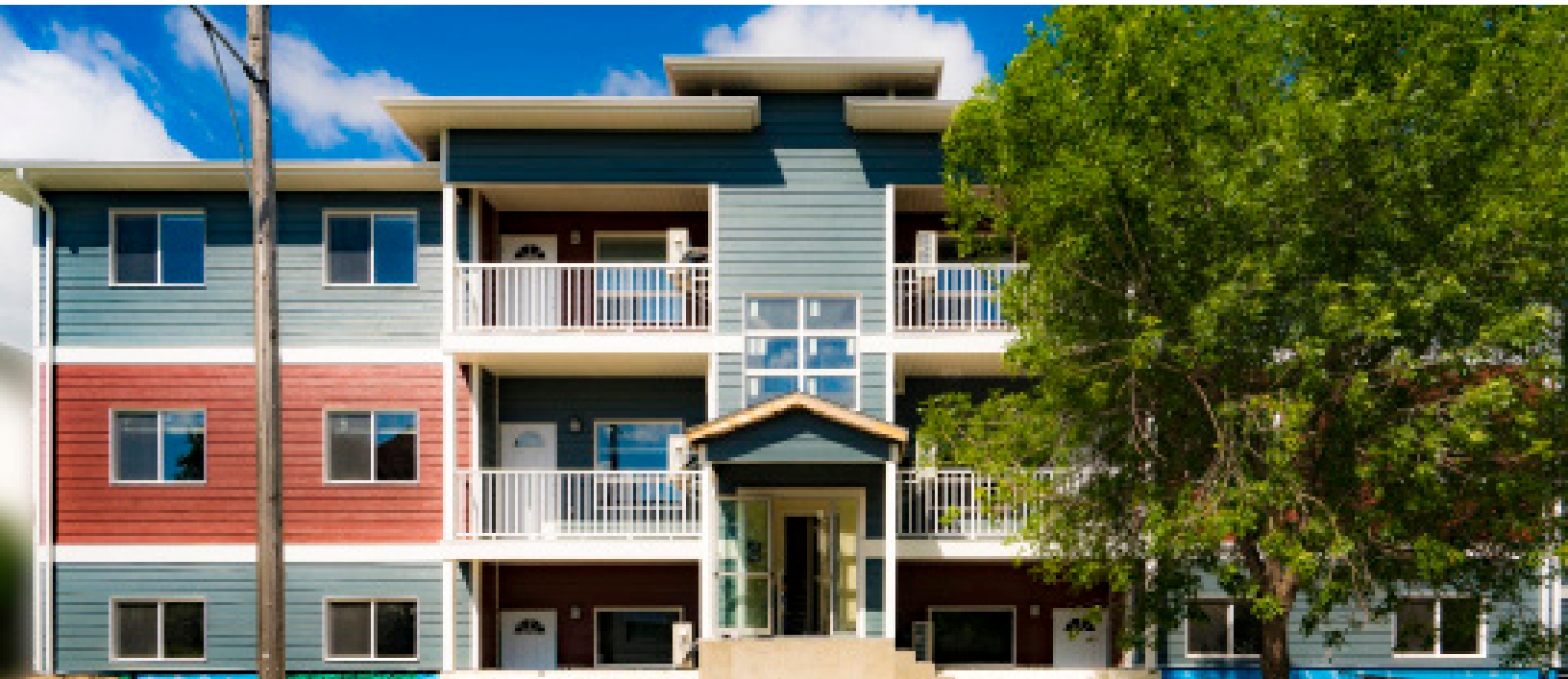
The Vendor, at any time prior to entering into an agreement, may request additional information from prospective purchasers. Failure to provide such information on a timely basis may result in the termination of discussions. The Vendor reserves the right to end the sale process in respect of the Property or to cease discussions with any and all purchasers at any time prior to accepting an Offer, without notice or liability.

This Offering Process is subject to change. Should the Vendor choose to make any changes, the Vendor and CW Stevenson Inc. will inform all interested parties of such changes.

## DATA ROOM

Additional property due diligence information has been posted on the Cushman & Wakefield Sharefile data room website. Once prospective purchasers have executed a Confidentiality Agreement and have received a copy of this Confidential Information Memorandum, they will be granted access to a online Sharefile data room. Please note an account may need to be created to access the data room.

Please contact Chris Macsymic if you require any assistance in accessing the Data Room.



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