

For Sale | Oshawa Portfolio

Recently Constructed, 2 Properties, 43 Units Total

Bid Date: June 4th, 2024



710 King St. W.



485 Bloor St. E.

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**710
King St. W.**

25 Unit Apartment Building

Property Overview
710 King St. W.

- Strong suite mix, 84% 2-bedroom units
- Turnkey asset, 2016 construction
- Steps to shops, restaurants, offices and The Oshawa Centre
- Assumable debt: \$5,335,676 at 2.76% maturing October 1st, 2029 (as of January 2024)
- Can be purchased with 485 Bloor St. E.



Existing Building Details

Site Area	41,570 sf
Year Built	2016
Units	25
Roof	Pitched Asphalt
Hydro	Separately metered
Heating	In-suite natural gas forced air HVAC system
Domestic Hot Water	40 gallon electric hot water tank
Parking	30 surface stalls
Laundry	In-suite laundry
Construction Type	Concrete slab foundation and wood frame
Taxes	\$94,472.58 (2023)

710 King St. W. | Suite Breakdown

The Property was completed in 2016 and is improved with 25 units, a mixture of 4 1-bedrooms and 21 2-bedrooms. The average in-place rent is \$2,028 with an average suite size of 891 sf.

Unit Breakdown	Number of Units	Average Rent	Market Rent	Suite sf
1 Bedroom	4	\$1,816	\$2,350	845
2 Bedroom	21	\$2,068	\$2,600	900
Total/Average	25	\$2,028	\$2,560	891



710 King St. W. | Property Proforma

Year 1 Income Statement	AY Projection	
<i>Rental revenue</i>		
Total Rental Revenue	\$627,391	June 2024 rent roll with vacant unit leased at market, inflated by 2.50%
Vacancy Allowance (1.00%)	\$-6,274	Assumption
Total Revenue	\$621,117	
<i>Operating expenses</i>		
Property Taxes	\$92,473	2023 Property Tax, held flat
Insurance	\$11,250	Industry standard of \$450/unit
R&M	\$23,750	Industry standard of \$950/unit
Wages & Benefits	\$17,500	Industry standard of \$700/unit
Hydro	\$6,658	12 months of hydro, held flat
Gas	\$10,788	12 months of gas, held flat
Water & Waste	\$10,365	12 months of water & waste, held flat
Management Fee	\$24,596	3.5% of Revenue + HST
Total Operating Expenses	\$197,380	
NET OPERATING INCOME	\$ 423,737	



485 Bloor St. E.

18 Unit Stacked Townhouses

Property Overview
485 Bloor St. E.

- Stacked townhouses, 2 buildings, total of 18 units
- Strong suite mix, 83% 2-bedroom units
- Nearby transit, excellent access to Highway 401 and bus servicing along Bloor Street
- Assumable debt: \$3,853,904 at 2.57% maturing October 1st, 2029 (as of December 2023)
- Can be purchased with 710 King St. W.



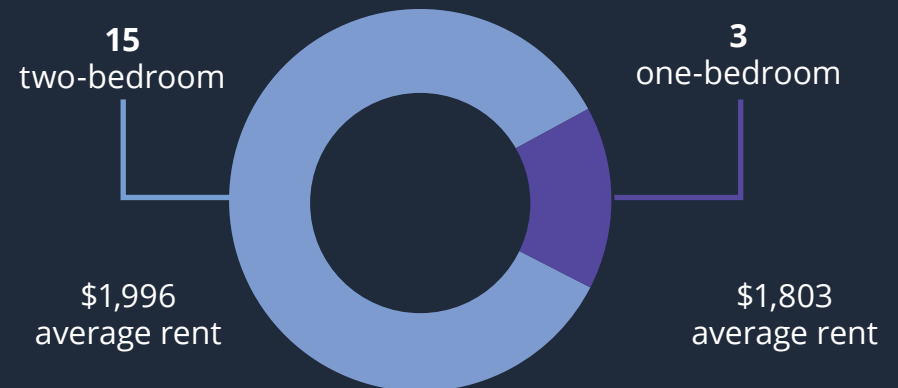
Existing Building Details

Site Area	41,882 sf
Year Built	2018
Units	18
Roof	Pitched asphalt
Hydro	Separately metered
Heating	Individual natural gas forced air HVAC system, with heat recovery ventilation system.
Domestic Hot Water	50 gallon domestic hot water tank
Parking	24
Laundry	In-suite
Construction Type	Concrete slab foundation, wood frame and brick clad
Taxes	\$41,254 (2023)

485 Bloor St. E. | Suite Breakdown

The Property is improved with 2 buildings, a total of 18 units, built in 2018 with a mixture of 3 1-bedrooms and 15 2-bedrooms. The average in-place rent is \$1,964 with an average suite size of 966 SF.

Unit Breakdown	Number of Units	Average Rent	Market Rent	Suite sf
1 Bedroom	3	\$1,803	\$2,350	907
2 Bedroom	15	\$1,996	\$2,600	977
Total/Average	18	\$1,964	\$2,558	966



485 Bloor St. E. | Property Proforma

Year 1 Income Statement		AY Projection
<i>Rental revenue</i>		
Total Rental Revenue	\$434,859	June 2024 rent roll inflated by 2.50%
Vacancy Allowance (1.00%)	\$-4,349	Assumption
Total Revenue	\$430,510	
<i>Operating expenses</i>		
Property Taxes	\$41,254	2023 Property Tax
Insurance	\$8,100	Industry standard of \$450/unit
R&M	\$17,100	Industry standard of \$950/unit
Wages & Benefits	\$12,600	Industry standard of \$700/unit
Hydro	\$1,127	12 months of hydro, held flat
Water & Waste	\$11,078	12 months of water & waste, held flat
Management Fee	\$17,048	3.5% of Revenue + HST
Total Operating Expenses	\$108,308	
NET OPERATING INCOME	\$322,202	

Location Description | Oshawa



Durham College



Oshawa Gateway Shopping Centre



VIA Rail



Oshawa Executive Airport



710 King Street West & 485 Bloor Street East ("The Properties") are within 6-kilometres (km) away from each other, in the rapidly growing City of Oshawa, approximately 60-km east of Downtown Toronto. Oshawa was recently ranked the 6th best place in Canada for full-time employment opportunities and has seen expansive infrastructure investment. Connectivity to the Greater Toronto Area (GTA) is seamless through the existing Oshawa GO Station, as well as the planned Lakeshore East GO Extension. Nearby amenities include the Oshawa Centre, Oshawa Valleylands Conservation Area, Parkwood National Historic Site and Trent University - Durham Campus.

For Sale

710 King St. W. & 485 Bloor St. E., Oshawa

[These assets can be purchased together or separately](#)

Pricing and offering process

The Property is being offered for sale, "Unpriced."

All expressions of interest may be submitted in the form of a Letter of Intent or vendor's Agreement of Purchase and Sale and should include the following:

- Address and contact info
- Purchase price
- Deposit structure
- An indication of material terms required by the purchaser
- Evidence of the purchaser's financial ability to complete the transaction

Bid Date: June 4th, 2024 @ 3:00pm

For More Information About this Offering:

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