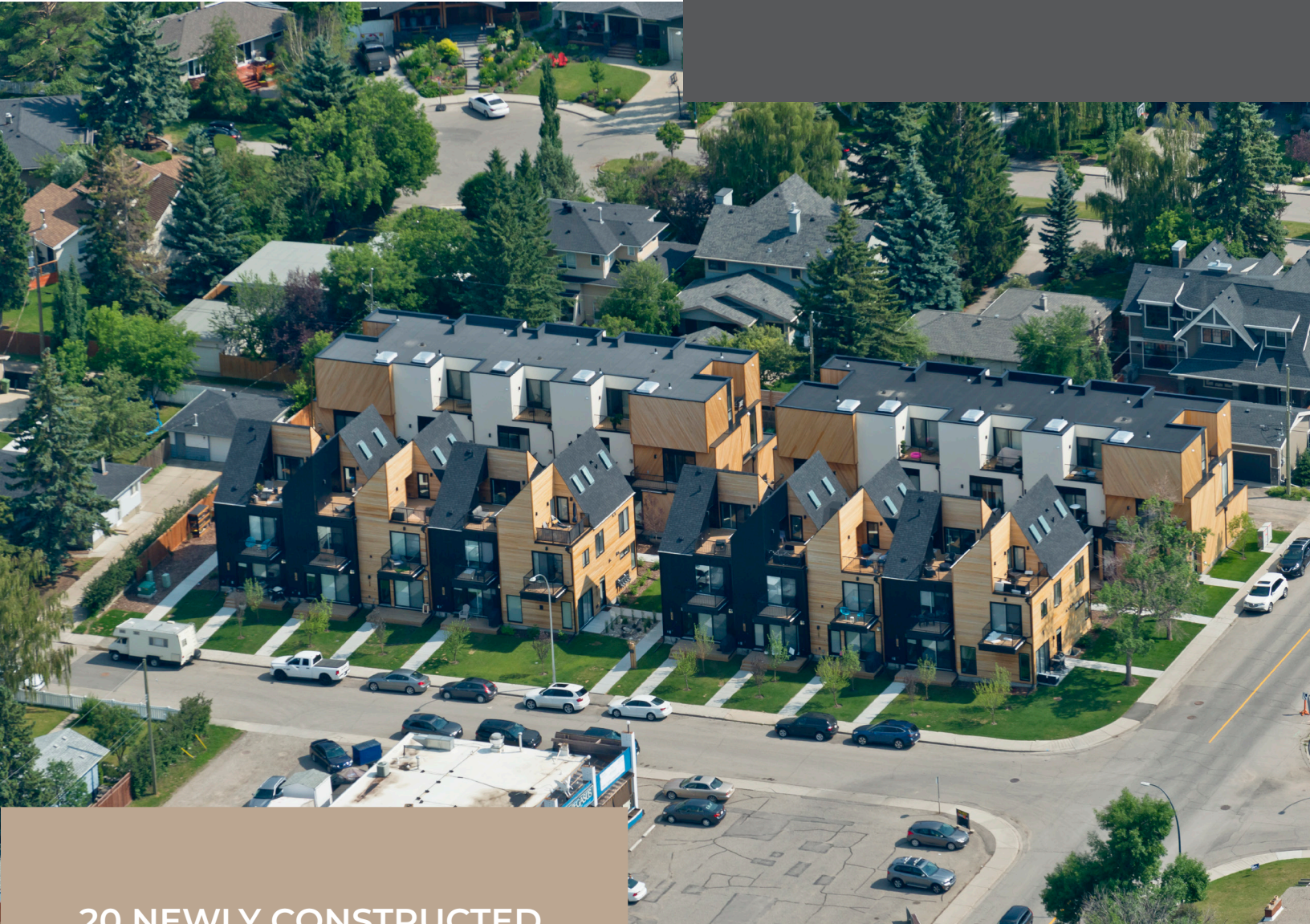


FOR SALE

PEAKS + PLAINS

1623 48TH AVENUE SW

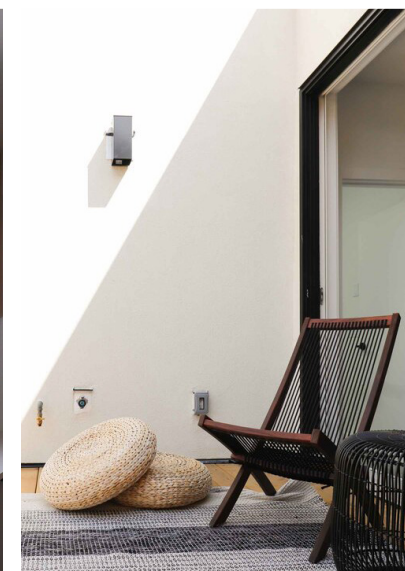
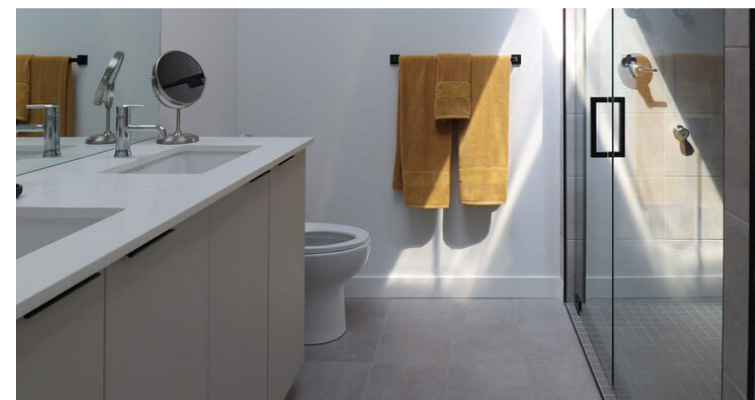
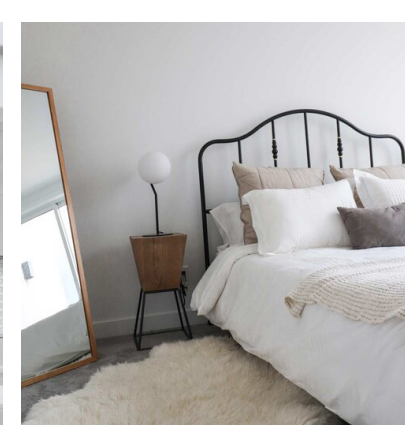
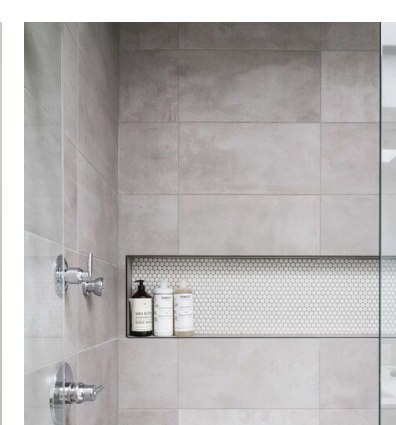
CALGARY, ALBERTA



20 NEWLY CONSTRUCTED,
SPACIOUS & MODERN,
LUXURY TOWNHOMES
IN THE URBAN COMMUNITY OF
ALTADORE



NATIONAL INVESTMENT TEAM | CALGARY



THE OFFERING

CBRE Limited is pleased to present the opportunity to acquire 100% interest in Peaks + Plains, a newly-constructed townhome complex comprised of 20-units, each with 4 fully-developed levels and a separate parking garage. The Property is well-located in the urban community of Altadore with convenient access to major thoroughfares and roadways including 50th Avenue SW and Crowchild Trail SW. The community also includes an array of amenities, either walking distance or a short drive from the Property, including a retail plaza located directly across 48th Avenue SW, a variety of schools ranging from elementary to the University of Mount Royal, the Glenmore Athletic Park and Sandy Beach Park.

INVESTMENT HIGHLIGHTS



NEARBY AMENITIES & SERVICES

Located walking distance of multiple amenities including the Altadore Shopping Centre, Sandy Beach Park, Glenmore Athletic Park, and numerous schools



UNIQUE SUITE OFFERING

The luxurious and spacious townhomes attract a wide range of tenant types including young professionals and families that are seeking large layouts with high-end finishes combined with outdoor living space



INCOME UPSIDE

In-place rents are below market, providing NOI growth upon current lease expiries supported by a demographic that has an avg. household income of \$295,893



LIMITED COMPETITIVE PRODUCT

Limited supply of comparable, modern and stylish townhome rentals provides investors the opportunity to acquire an asset that offers stable cash flow from an established tenant base



ATTRACTIVE IN-PLACE FINANCING

The property has attractive in-place financing that produces desirable levered returns

PROPERTY SUMMARY

MUNICIPAL ADDRESS	1623 - 48 th Avenue SW
LEGAL DESCRIPTION	Plan 1610554; Block 20; Lot 39
YEAR BUILT	2018
SITE AREA	30,893 SF (0.71 Acres)
LAND USE	M-CG d72 (Multi-Residential - Contextual Grade Oriented)
STOREYS	3 + Basement
OCCUPANCY	100%
LAUNDRY	In-Suite
PARKING STALLS	20 Individual Garage Stalls
FEATURES	Fully-developed basements, vaulted ceilings, rooftop patios, gas fireplaces

SUITE MIX

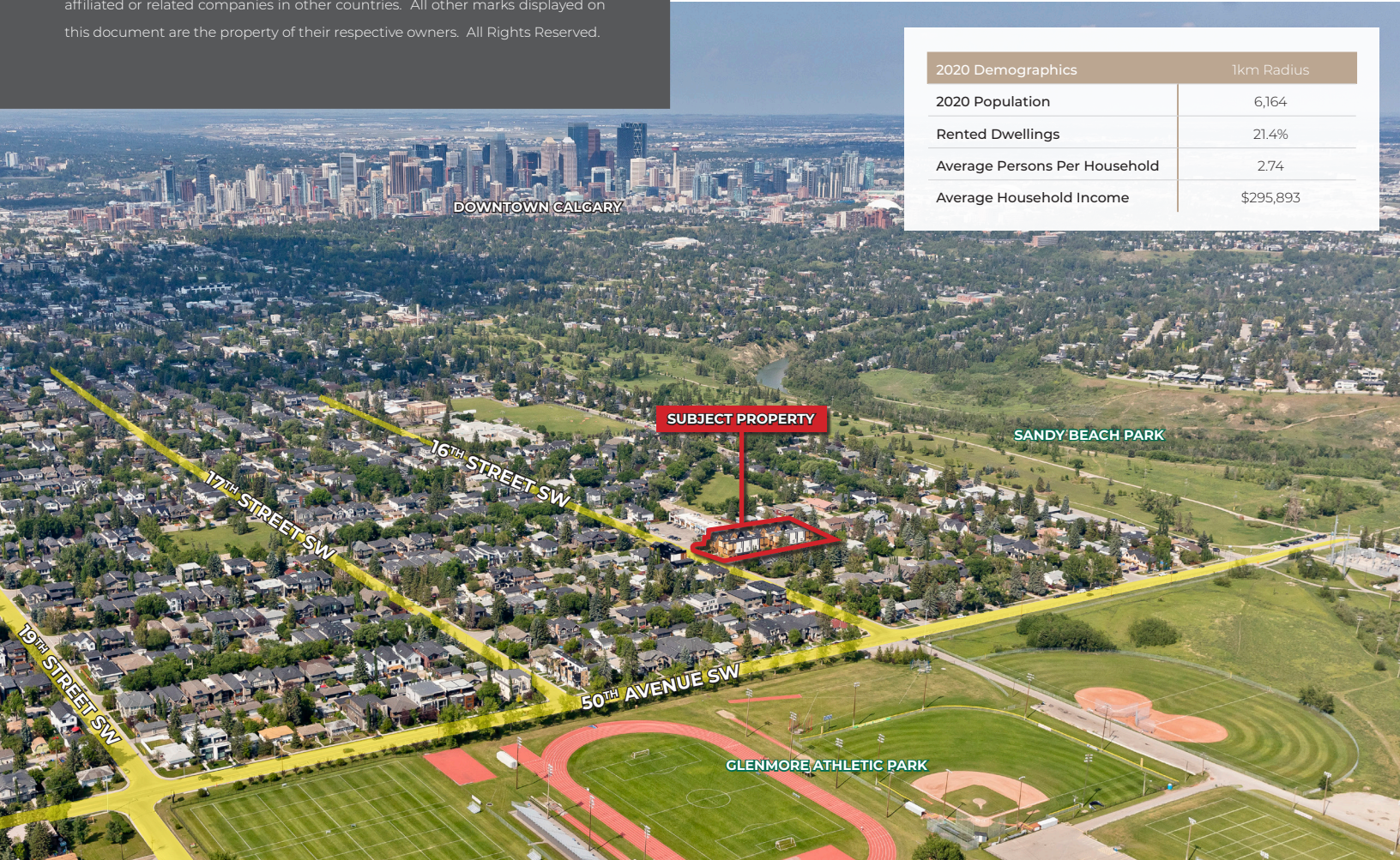
UNIT TYPE	BEDS/ BATHS	UNITS	% OF TOTAL	AVERAGE LIVABLE UNIT SIZE
North Corner - Small	4 / 3.5	2	10%	2,096 SF
North Middle - Small	4 / 3.5	2	10%	2,096 SF
North Middle - Medium	4 / 3.5	4	20%	2,205 SF
North Corner - Large	4 / 3.5	2	10%	2,488 SF
South Middle - Large	3 / 3.5	6	30%	2,448 SF
South Corner - Large	3 / 3.5	4	20%	2,512 SF
TOTAL		20	100%	2,346 SF

OFFERING PROCESS

Peaks + Plains is being offered for sale with a list price of **\$13,000,000** and without a fixed-date for the submission of expressions of interest. The vendor reserves the right to select a date for the submission of expressions of interest to purchase the property. Following the execution of the vendor's form of confidentiality agreement, CBRE will provide qualified prospective purchasers with access to detailed information on the property.



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2020 Demographics	1km Radius
2020 Population	6,164
Rented Dwellings	21.4%
Average Persons Per Household	2.74
Average Household Income	\$295,893

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