



**FOR SALE**

**40 RECENTLY CONSTRUCTED**

**AND SEPARATELY-TITLED**

**DUPLEX & TRIPLEX TOWNHOME UNITS**

**IN THE CITY OF AIRDRIE**

**GeorgeTown**  
— AT REUNION —

**CBRE**





## PROPERTY DETAILS

MUNICIPAL ADDRESSES	4, 5, 8, 9, 12, 13, 16, 17, 20, 24, 28, 29, 32, 33, 36, 40, 116, 120 Reunion Crossing NW & 3, 7, 11, 15, 19, 39, 43, 47, 51, 55, 59, 221, 225, 229, 233, 237, 241, 259, 263, 267, 271, 275 Reunion Loop NW, Airdrie, AB
COMMUNITY	Reunion
YEAR BUILT	2019 - 2020
LAND USE DESIGNATION	DC-46 & R2 Low Density Residential District
STOREYS	2 + Unfinished Basement
OCCUPANCY	100%
LAUNDRY	In-Suite
PARKING STALLS	40 Single Garage Units, 40 Drive-way Stalls



## THE OFFERING

CBRE Limited is pleased to present the opportunity to acquire 100% interest in GeorgeTown at Reunion, comprised of 40 newly-constructed and separately titled duplex and triplex townhome units consisting of 2 fully-developed levels, an undeveloped basement and an attached parking garage. Each unit features a full driveway for additional parking and a spacious backyard with green space and a patio. The project includes a private central, park-like greenspace amenity for the use of residents. The Property is well-located in the community of Reunion with convenient access to major thoroughfares and roadways including Veterans Boulevard NW and 8<sup>th</sup> Street NW.

## INVESTMENT HIGHLIGHTS

- ▶ **Unique Suite Offering:** Attractive to a wide range of tenant types including young professionals and families that are seeking large layouts with high-end finishes
- ▶ **Attractive In-Place Financing:** Existing financing at an interest rate of 1.72% for a 10 year term, produces extremely desirable levered returns
- ▶ **Income Upside:** In-place rents are below market, providing NOI upside in the future
- ▶ **Limited Supply:** Limited comparable rental housing provides the opportunity to retain long term tenants and stable cash flow in one of the fastest growing municipalities in Western Canada



## AIRDRIE CONTINUES TO EXPERIENCE SIGNIFICANT POPULATION GROWTH

- ▶ Average Annual Growth per Annum (Past 5 Years): 5.15%
- ▶ Average Annual Growth per Annum (Past 10 Years): 6.38%

YEAR	ACTUAL POPULATION	ANNUAL % GROWTH	INCREASE (# OF PEOPLE)
2019	70,564	3.63%	2,473
2018	68,091	4.88%	3,169
2017	64,922	4.98%	3,080
2016	61,842	5.37%	3,152
2015	58,690	6.92%	3,799
2014	54,891	10.76%	5,331
2013	49,560	8.42%	3,849
2012	45,711	5.92%	2,556
2011	43,155	8.37%	3,333
2010	39,822	4.54%	1,731

## OFFERING PROCESS

GeorgeTown at Reunion is being offered for sale without a list price and without a fixed-date for the submission of expressions of interest. The vendor is now prepared to respond to offers as they are received. The vendor reserves the right to select a date for the submission of expressions of interest to purchase the property in the future without notice. 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.

## SUITE MIX

UNIT TYPE	BEDS / BATHS	UNITS	% OF TOTAL	AVG. LIVABLE UNIT SIZE
Duplex 1	3 / 2.5	32	80%	1,339 SF
Duplex 2	3 / 2.5	8	20%	1,388 SF
<b>TOTAL</b>		<b>40</b>	<b>100%</b>	<b>1,349 SF</b>







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