



The **Opportunity**

















Suites **Acres**

820 SF

Avg. Suite Size

Sterling Square is located in Brantford, one of Ontario's fastest growing municipalities. It consists of four, four-storey buildings, totalling 208 suites, and a stand-alone amenity building. Developed by Traine Construction & Development, the property features newly constructed, high-quality living accommodations. Completed in 2022, Sterling Square benefits from the rent control exemptions allowed for post

2018 constructed buildings. This tenant centric complex includes a diverse amenity package as well as a temperature controlled HVAC system, beneficial to tenants seeking a premium rental experience. Sterling Square is favourably located within the suburban fringe of Brantford, which has proven to have a strong demand for purpose built rentals. The property also offers an attractive assumable financing.





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Suite Type	# of Suites	Average Size (SF)
Studio	17	554
1-Bedroom	97	746
2-Bedroom	94	943
Total (Weighted Average)	208	820



Asset Details

Sterling Square Apartments

MUNICIPAL ADDRESS395 Conklin Rd, Brantford, ON N3T 0S5

SITE SIZE 4.8 Acres (209,000 SF)

FRONTAGE 470 feet along the west side of Conklin Road &

293 feet along the south side of Shellard Lane

BUILDING TYPE Four 4-storey low-rise buildings with 208

suites and a stand-alone amenity building,

constructed in 2022.

YEAR BUILT 2022

NUMBER OF SUITES 208

SUITE MIX Studio: 17

▶ 1-Bedroom: 97

▶2-Bedroom: 94

AVERAGE SUITE SIZE 820 Sq. Ft.

PARKING Total: 290

Surface: 246 Parking Garage: 44

LAUNDRY In-Suite Washer and Dryer

POTENTIAL RENTAL UPSIDECurrent average:\$1,969Highest achieved:\$2,242

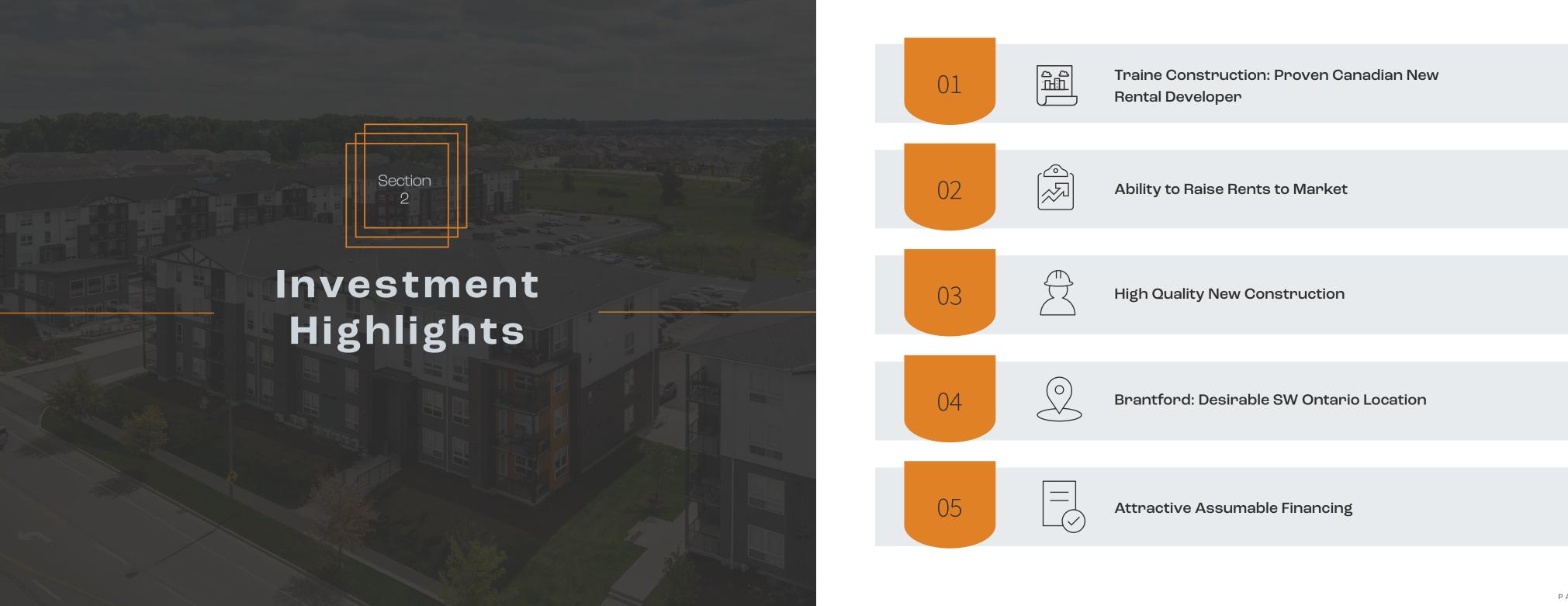
Competitive Market: \$2,123

NET OPERATING INCOME (YEAR 1)

\$3,732,498







Traine Construction: Proven Canadian New Rental Developer



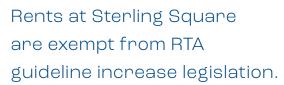




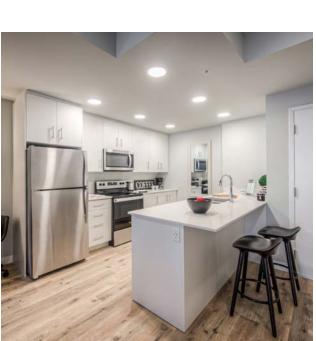
Prospective investors will find comfort in pursuing an asset that has been developed by one of Canada's leading purpose-built rental developers, with a tremendous track record. Traine Construction has a stellar reputation across the country, having completed





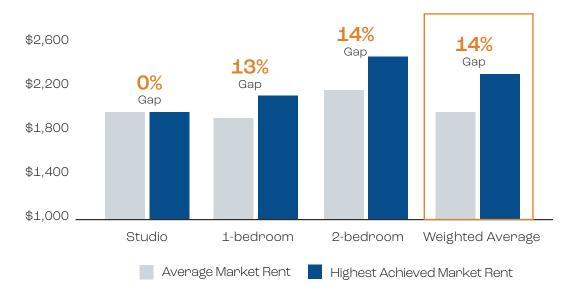


As such, rents for market suites can be adjusted to market levels once per year, allowing management to react to shifts in market rental rates without any limitations or restrictions.





STERLING SQUARE MARKET RENTS



03



High Quality New Construction



STERLING
SOUARE
A Mainline Living Community I sterlingsquare.ca

395 CONKLIN

- ► Condo quality living accommodations
- ▶ Large suites:
- 45% Two-bedrooms
- 820 sf overall average suite size
- ▶ Strong ESG fundamentals
- ▶ In suite temperature-controlled HVAC systems
- ▶ Metered electrical, water and heating systems

Sterling Square offers a modern aesthetic using current construction techniques and industry leading materials, resulting in a condo level living environment for tenants. It also provides a superior combination of operational efficiency as well as nominal capex exposure in the near future.



Amenity-Rich Property

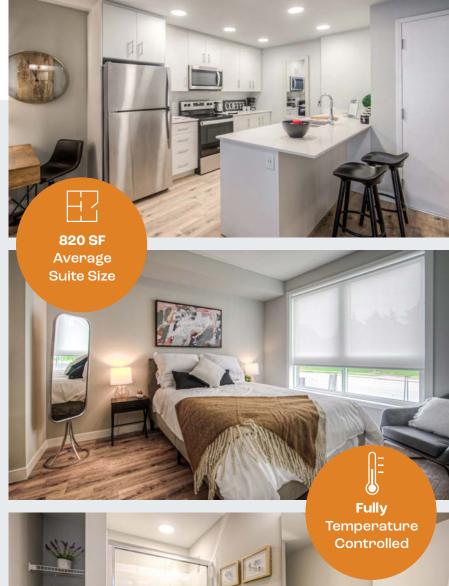
Sterling Square offers a diverse suite of amenities including:

- ▶ Common upper balconies
- ▶ Fitness centre
- ▶ Dog walk
- ▶ Playground
- ▶ Tenant lounge
- ▶ EV Chargers

Individual suites have been thoughtfully designed to include;

- Washers and dryers
- ► Full kitchen with designer cabinets, quartz counters and stainless appliances
- ▶ Walk in closets and lvt plank flooring
- ► A/C







BRANTFORD HIGHLIGHTS









40.8 Median Age



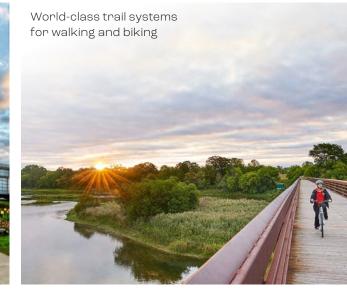


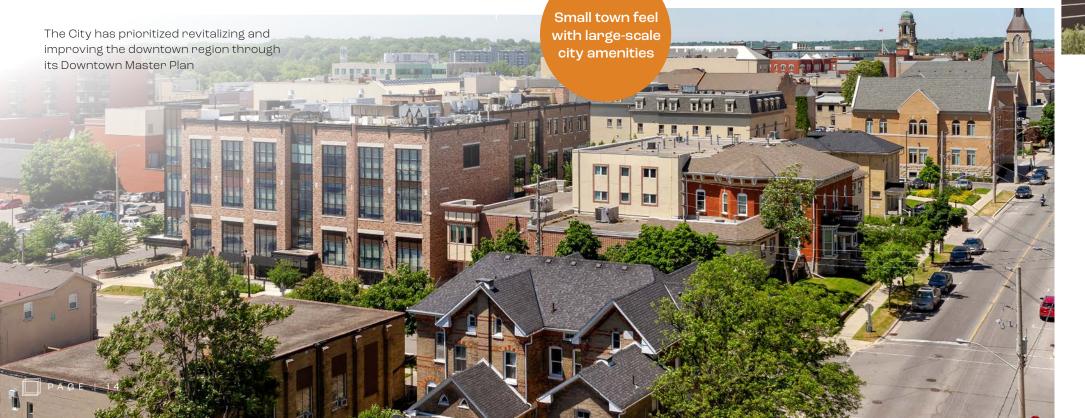
Brantford has grown tremendously over the past few years. While the city has maintained a quintessential small-town feel, it has managed to build an array of amenity offerings typically only found in large-scale cities. In turn, Brantford has developed a reputation as a welcoming location for new businesses, resulting in an active and growing local economy.

Wilfrid Laurier Brantford
Campus - roughly 2,700
students enrolled









As the population of the Waterloo-Kitchener-Cambridge region continues to grow and densify, Brantford's viability as a more affordable residential alternative will increase to service employees within the market. Increased connectivity between urban centers will inevitably result in expansion to nearby markets, and Brantford is strategically positioned to benefit from this long-term rapid growth.





05



Attractive Assumable Financing

The property is currently financed with a first mortgage well below the current market rate.

This should provide investors an opportunity to place a second mortgage, yielding an advantageous blended cost of debt with attractive loan to value. The current financing matures in 2032 and holds a remaining principal balance of ~\$51,000,000.

Lender	Loan Balance	Rate	Amortization	Payment	Maturity
First National	\$51,002,440	2.62%	40 Years	\$2,114,017	Sep-32



2.62% Rate



Amenities Map



160 Metres

Assumption College School



230 Metres

Assumption Plaza



4.4 Km

Wilfrid Laurier University (Brantford Campus)



4.4 Km

Downtown Brantford



4.5 Km

Brantford VIA Rail Train Station



1H 15min

Brantford Station to Union Station



1. Assumption College School

2. **Assumption Plaza**

- Burrito Guy
- Subway
- Pharmasave
- Dentist
- Animal Hospital
- TD Bank
- Circle K Convenience Store

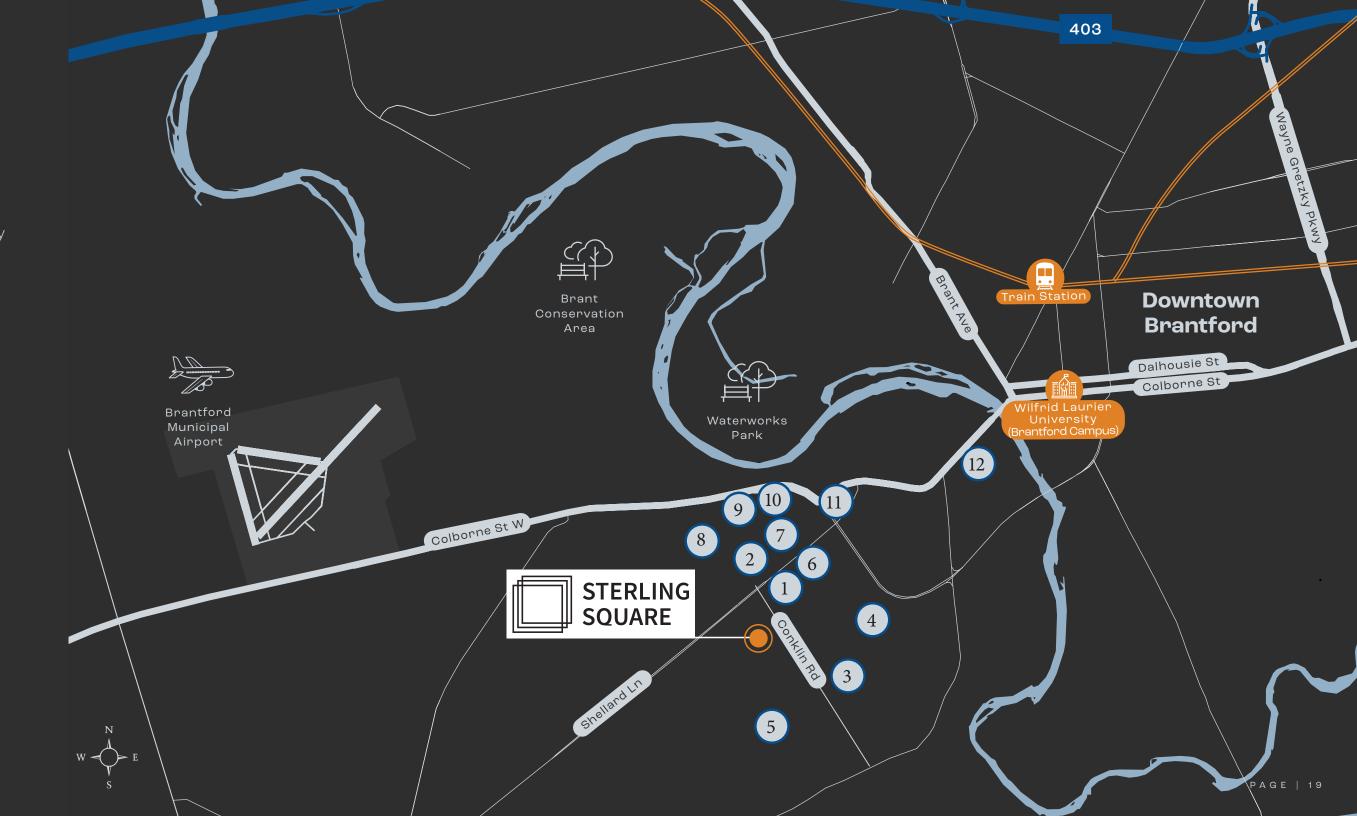
3. Conklin Plaza

- Tim Hortons
- Pharmacy
- Anytime Fitness
- Pupusa City
- Conklin Place Medical Centre
- Big Box Pizza
- 4. Franklin Grobb Memorial Forest
- 5. Walter Gretzky Elementary School

- 6. St. Gabriel Catholic Elementary School
- 7. Edith Monture Elementary School
- 8. D'Aubigny Creek Wetlands
- 9. Sobeys
- 10. McDonald's

11. Colborne Common Shopping Center

- Sobeys
- Shoppers Drug Mart
- Scotiabank
- Starbucks
- Wine Rack
- Bar Burrito
- Pizzaville
- Big Box Pizza
- 12. No Frills



Offering Process

Site Visits

Prospective purchasers will have the opportunity to visit Sterling Square via prescheduled property tours, either before or after offers are considered. These tours will include access to common areas, mechanicals, a sampling of vacant suites only with limited access to property personnel. In order to accommodate the ongoing operations of the Property, visitation will require at least 48 hours' notice. No property tours will be allowed without a scheduled appointment and prospective purchasers may not contact the Property or visit the Property without being accompanied by a representative from JLL.

Offers

Offers are to be submitted to the Transaction Advisors. All inquiries regarding the Property or any information contained in this CIM should be directed to the Transaction Advisors on behalf of the Vendor.

Submission Guidelines

Parties are invited to submit an Offer to Purchase through JLL, not before a date communicated by the Advisor. Offers should be presented in the form of an Agreement of Purchase and Sale or a non-binding Letter of Intent, spelling out the significant terms and condition of Purchaser's offer including, but not limited to:

- Asset Pricing
- ▶ Due diligence and closing time frame
- ▶ Earnest money deposit

- ▶ Description of the debt/equity structure
- Explanation of capital sources, and
- ▶ Any financing contingencies that may exist

General Provisions

The Confidential Investment Memorandum (the "CIM") is only provided to qualified parties with an expressed interest in acquiring the Property. The recipient agrees not to reproduce this document, in whole or in part, to use the information contained herein for any purpose other than the evaluation of the investment opportunity, and to keep permanently confidential all such information that is not in the public domain.

The CIM provides detailed information relating to certain physical, financial and location characteristics of the Property. The prospective purchaser acknowledges that neither JLL nor the Vendor makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained within any Marketing Materials relating to the Property (including the CIM) or otherwise and such information, whether conveyed orally or in writing, has not and will not be relied upon by the prospective purchaser who acknowledges that by accepting the information it is relying solely upon its own independent investigation and verification. The prospective purchaser acknowledges that JLL and the Vendor expressly disclaim any and all liability for any errors and omissions in any written or oral communication transmitted or made available to the prospective purchaser.

The terms and conditions in this section will relate to all of the sections in this CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies.

Agency Disclosure

It is understood that the Transaction Advisors, in their capacity of providing real estate services under Jones Lang LaSalle Real Estate Services, Inc., Brokerage, have entered into a client relationship, as defined by RECO/TRESA, with the Vendor and will be compensated by the Vendor. It is further understood if a potential dual agency situation arises, i.e. if the Transaction Advisors directly introduce interested parties to the Vendor, such interested parties shall each be considered a self-represented party as defined by RECO/TRESA, and the Transaction Advisors shall maintain a client relationship with the Vendor only.





For more information, please contact

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