



INVESTMENT SALE OFFERING

# JUNIPER ESTATES

10131 - 159 STREET NW, EDMONTON, ALBERTA



43 RESIDENTIAL  
RENTAL SUITES



WEST EDMONTON



# Investment Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") has been exclusively retained to offer for sale a 100% freehold interest in Juniper Estates located at 10131-159 Street NW in Edmonton, Alberta (the "Property"). Juniper Estates presents the opportunity to acquire 43 residential rental suites in a mature West Edmonton neighborhood.

The Property is being offered with a list price of \$6,665,000 (\$155,000 per suite). The Vendor reserves the right to set an offer date. The Property is available to prospective purchasers free and clear of any financial encumbrances.

For more information, please contact JLL Capital Markets, Multifamily:

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# Investment Highlights

## Value-Add Opportunity

There is an opportunity to increase rental rates through a property/suite renovation program, as a limited number of suites have been recently renovated.

## Rental Upside Potential

Rents within the Property are currently below market, and there is 21% of upside available upon renewals and turnovers without renovating suites. Upon a renovation program, rents could be significantly increased.

## Desirable Location

The Property is strategically situated in the mature neighbourhood of Britannia Youngstown in West Edmonton, offering residents convenient access to an abundance of amenities, public transit options, and major arterial roadways.

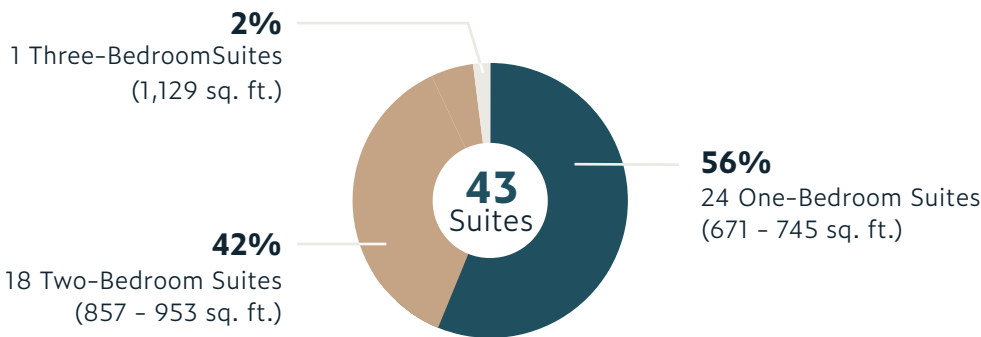
Juniper Estates Internal Rental Analysis					
Suite Type	Suites	Average Rent	Asking Rent	Gap	Upside
1 Bedroom	24	\$1,000	\$1,200	\$200	20%
2 Bedroom	18	\$1,152	\$1,400	\$248	22%
3 Bedroom	1	\$1,225	\$1,500	\$275	22%
Total (Weighted Average)	43	\$1,069	\$1,291	\$222	21%

## Attractive Suite Mix

The Property has a desirable mix of one, two, and three-bedroom suites.

## Large Suite Sizes

Suites at Juniper Estates range from 671 to 1,129 sq. ft. with an average suite size of over 800 sq. ft. presenting a competitive leasing advantage.





# Juniper Estates

10131 159 Street NW, Edmonton

Address	10131 – 159 Street NW	
Legal Description	Condominium Plan 0721917, Units 1-43	
Neighbourhood	Britannia Youngstown	
Zoning	Medium Scale Residential (RM h16)	
Construction	4-Storey Wood-Frame Construction	
Site Size	37,433 sq. ft. (0.86 acres) more or less	
Suite Mix Breakdown	One-Bedroom	24 Suites (56%)
	Two-Bedroom	18 Suites (42%)
	Three-Bedroom	1 Suites (2%)
	<b>Total</b>	<b>43 Suites (100%)</b>
Parking	Paved, Energized Parking	
Laundry	On-site	

List Price

\$6,665,000 (\$155,000 per suite)





# Property Photos



STORAGE



KITCHEN



AERIAL VIEW



REAR PARKING



FRONT ENTRANCE



# Location Overview

Juniper Estates is situated in the mature neighbourhood of Britannia Youngstown in West Edmonton. Juniper Estates is under a ten-minute walk to the **Jasper Place Stop**, a future light rail transit (LRT) stop along the **Valley Line: West LRT Line**.

The Property is within proximity to an abundance of amenities located within Mayfield Common, Depot 170, Terra Losa Shopping Centre, and West Point Shopping Centre. Downtown Edmonton and West Edmonton are also a short drive away.

The Property has quick and convenient access to major arterial roads such as Stony Plain Road, 163 Street, 156 Street, 149 Street, and 100 Avenue.

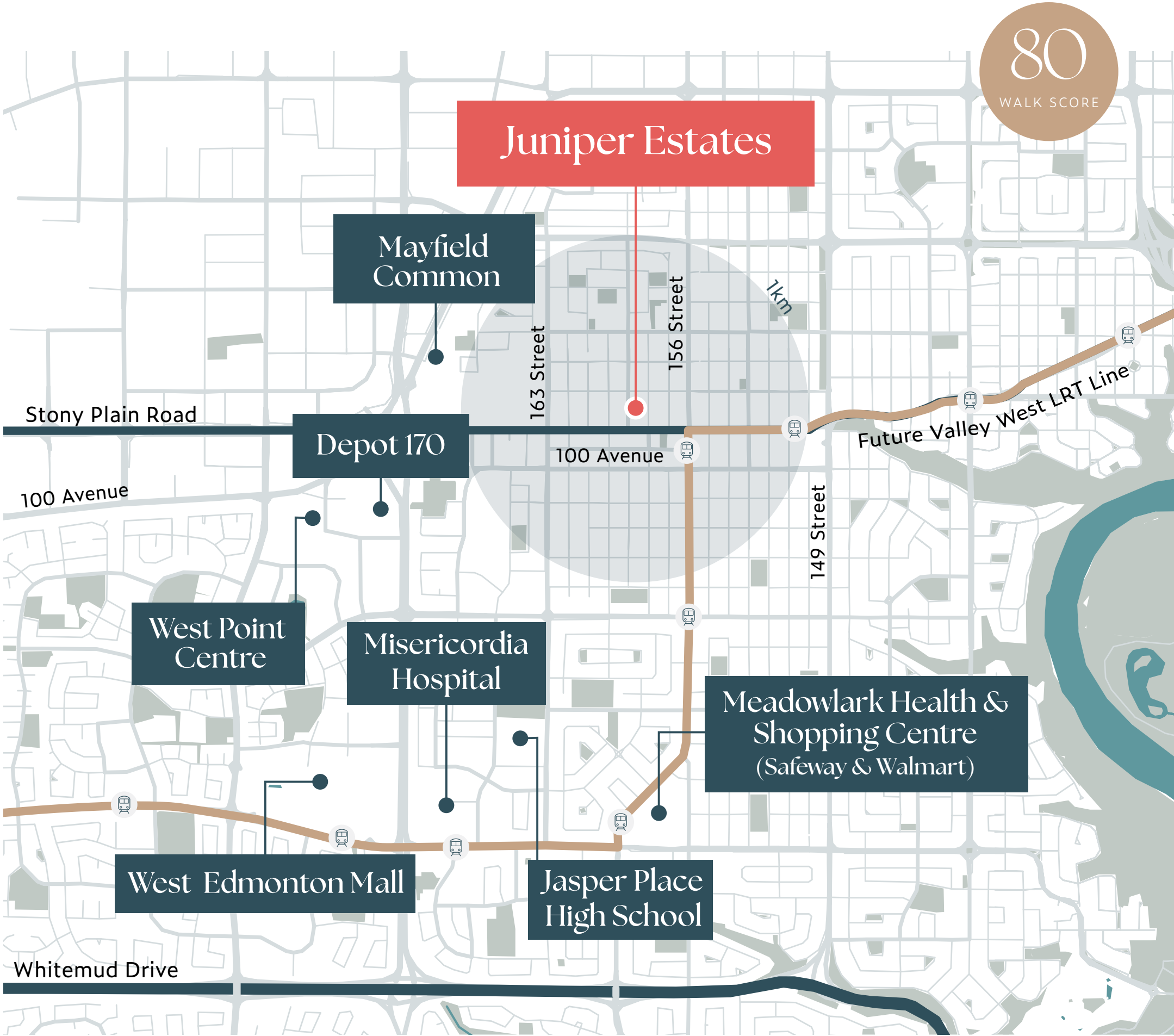
## Drive Times

Mayfield Common	2 Minutes
Jasper Place High School	4 Minutes
Telus World of Science	8 Minutes
Misericordia Hospital	8 Minutes
West Edmonton Mall	8 Minutes
Brewery District	11 Minutes
Safeway	13 Minutes

## Demographics

Based on a 1km radius from the property

Total Population	11,928
Average Household Size	2.1
Average Household Income	\$74,541
Median Age	40.8



INVESTMENT SALE OFFERING

# JUNIPER ESTATES

## Offering Process

The Property is being offered for sale at a list price of \$6,665,000 (\$155,000 per suite). Interest parties will be required to execute and submit the Confidentiality Agreement ("CA").

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