



INVESTMENT SALE OFFERING

SOUTHWOOD ARMS

4203 - 107 STREET NW, EDMONTON, ALBERTA



64 RESIDENTIAL
RENTAL SUITES



RIDEAU PARK

Investment Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL") has been exclusively retained to offer for sale a 100% freehold interest in Southwood Arms located at 4203 – 107 Street NW, Edmonton, Alberta (the "Property"). Southwood Arms presents the opportunity to acquire 64 residential rental suites in South Edmonton.

The Property is being offered with a list price of \$10,560,000 (\$165,000 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:

Samuel Dean

Senior Vice President
(780) 328 - 2560
Samuel.Dean@jll.com

Tyler Herder

Vice President
(780) 328 - 2576
Tyler.Herder@jll.com

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 7% of upside available upon renewals and turnovers.

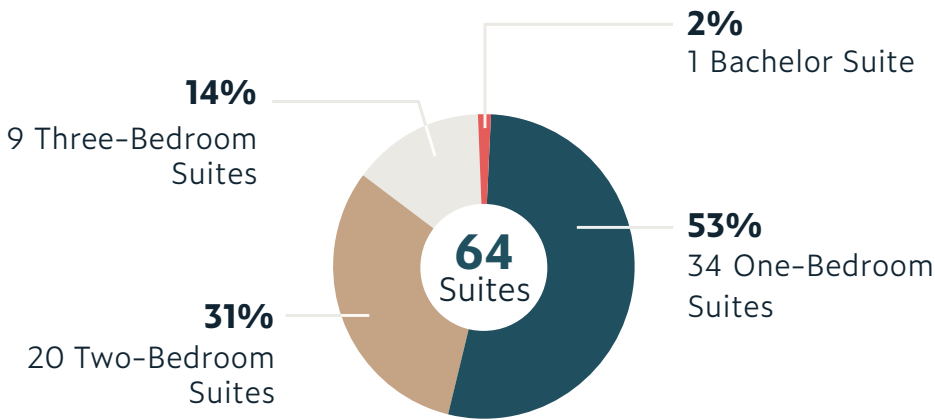
Southwood Arms Internal Rental Analysis					
Suite Type	Suites	Average Rent	Asking Rent	Gap	Upside
Studio	1	\$1,025	\$1,100	\$75	7%
1 Bedroom	34	\$1,124	\$1,200	\$76	7%
2 Bedroom	20	\$1,288	\$1,400	\$112	9%
3 Bedroom	9	\$1,450	\$1,500	\$50	3%
Total (Weighted Average)	64	\$1,220	\$1,303	\$83	7%

Desirable Location

Southwood Arms is located in the desirable area of Rideau Park, and benefits from access to an abundance of services and amenities, and major arterial roadways.

Attractive Suite Mix

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



Southwood Arms

4203 - 107 Street NW, Edmonton

Address	4203 – 107 Street NW	
Legal Description	Plan 1452TR, Block 13, Lot 83	
Year Built	1978	
Neighbourhood	Rideau Park	
Zoning	Medium Scale Residential (RM h16)	
Construction	3 Storey Wood-Frame Construction	
Site Size	91,560 sq. ft. (2.10 Acres) more or less	
Suite Mix Breakdown	Bachelor	1 Suite (2%)
	One-Bedroom	34 Suites (53%)
	Two-Bedroom	20 Suites (31%)
	Three-Bedroom	9 Suites (14%)
	Total	64 Suites (100%)
Parking	Covered, Energized Parking	
Laundry	On-site	

Over \$40K recently spent on recent building and suite upgrades

List Price

\$10,560,000 (\$165,000 per suite)



Property Photos



KITCHEN



LIVINGROOM



AERIAL VIEW



REAR PARKING



GREEN SPACE

Location Overview

Southwood Arms is located in the desirable area of Rideau Park, and benefits from access to an abundance of services and amenities. The Property has direct access to Southgate Mall, as well as the many amenities along Calgary Trail. Also nearby is the Edmonton Public Library, Olive Garden, and LA Fitness. There are plenty of green spaces nearby such as Rideau Park, Duggan Park, and Whitemud Park.

The Property has quick and convenient access to major arterial roads such as Calgary Trail, and 111 Street.

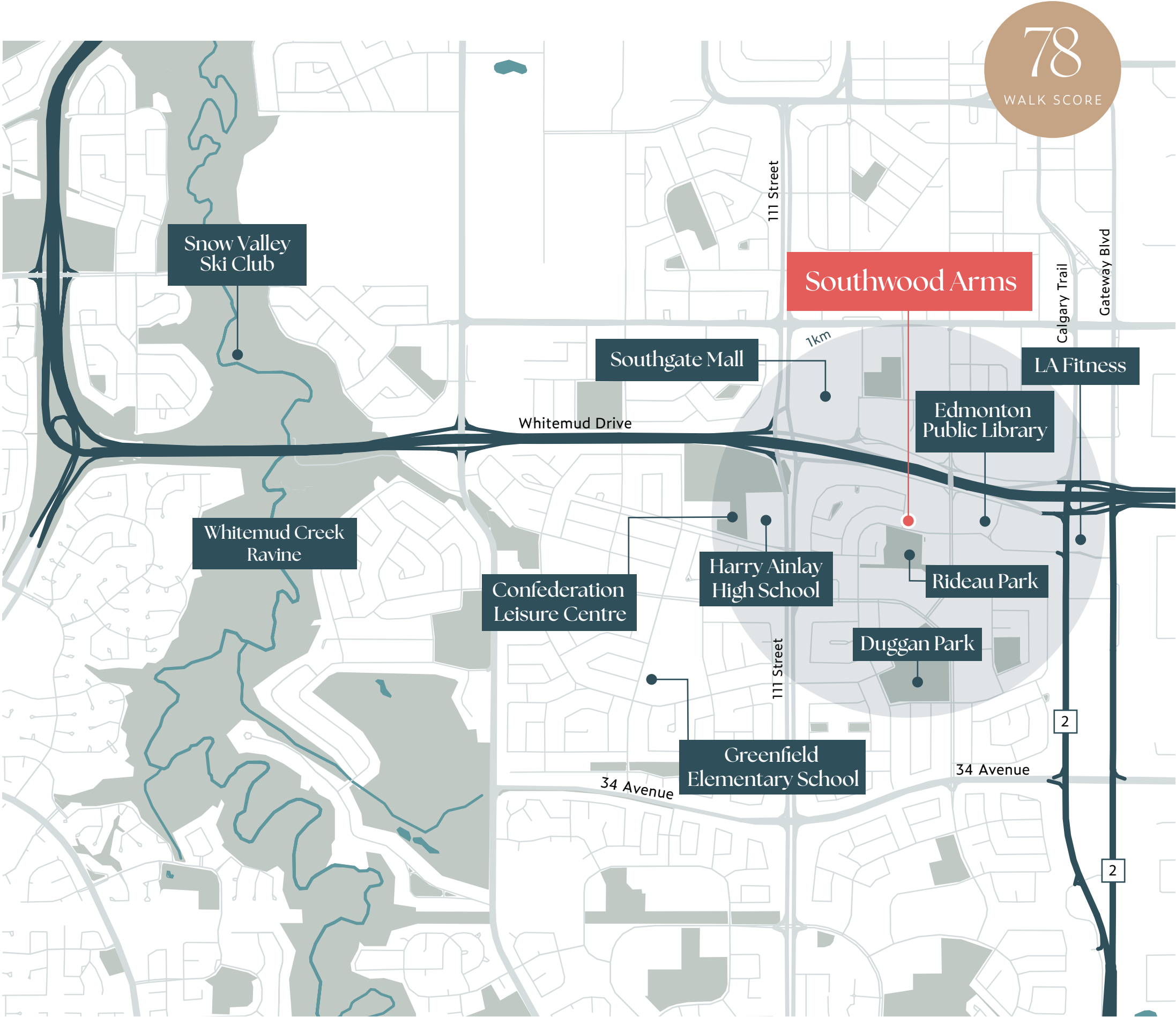
Drive Times

LA Fitness	1 Minutes
Edmonton Public Library	1 Minutes
Southgate Mall	2 Minutes
Harry Ainlay High School	3 Minutes
South Edmonton Common	8 Minutes

Demographics

Based on a 1km radius from the property

Total Population	10,510
Average Household Size	2.4
Average Household Income	\$82,802
Median Age	34.0



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SOUTHWOOD ARMS

Offering Process

The Property is being offered for sale at a list price of \$10,560,000 (\$165,000 per suite). Interest parties will be required to execute and submit the Confidentiality Agreement ("CA").

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JLL CAPITAL MARKETS, MULTIFAMILY
TD Tower, 10088 102 Avenue Suite 2101
Edmonton, AB T5J 2Z1 jll.ca