

ST
TOWNHOMES
SUNNYDALE



SUNNYDALE TOWNHOMES IS A ~3 ACRE SITE WITH 51 TOWNHOMES LOCATED IN THE LAKESHORE VILLAGE NEIGHBOURHOOD OF WATERLOO, ONTARIO

THE MODERN TOWNHOMES FEATURE A SPACIOUS, OPEN-CONCEPT DESIGN WITH AN AVERAGE SIZE OF 1,400 SF.



FOR MORE DETAILED INFORMATION, PLEASE EXECUTE A CONFIDENTIALITY AGREEMENT ('CA') AND SUBMIT THE EXECUTED CA TO THE TRANSACTION ADVISORS.

[LINK TO CONFIDENTIALITY AGREEMENT](#)





51 TOWNHOMES

SUNNYDALE TOWNHOMES

519-529 SUNNYDALE PLACE WATERLOO, ON

ASSET DETAILS

Sunnydale Townhomes



Circa **1960's**
Year Built



51
Number of Suites



~**3 Acre**
Site Size



397 Feet
Frontage on the north side
of Bearinger Rd.



1,400 SF
Average Suite Size



79
Parking Spaces



41% / \$865
Gap Between Average &
Highest Achieved Rents



\$2 million
Spent on Capital
Improvements Since 2021



98% 3-Bed
2% 4-Bed
Suite Mix



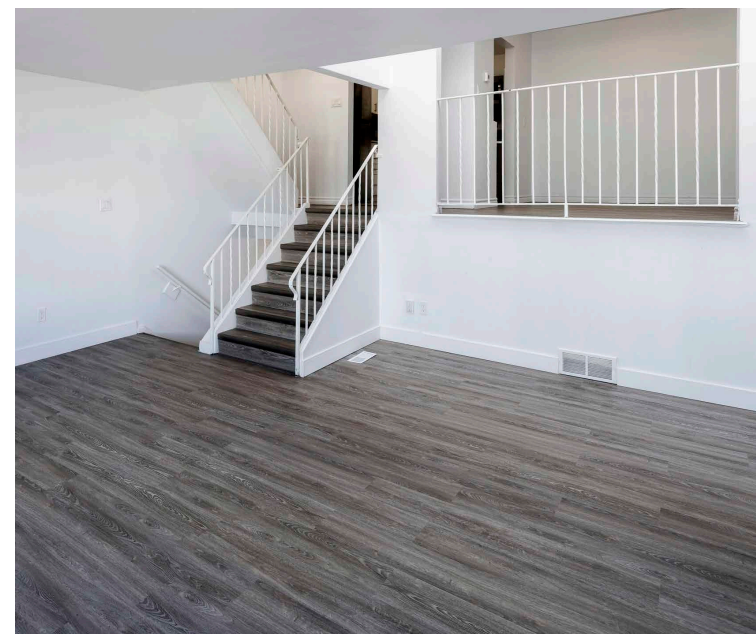
RESURGENCE OF RENTAL TOWNHOME DEMAND

THE DEMAND FOR RENTAL TOWNHOMES IS EXPECTED TO CONTINUE TO MAKE A MAJOR RESURGENCE.

HOME OWNERSHIP AFFORDABILITY

The Tech Triangle of Kitchener, Waterloo and Cambridge has witnessed a more than 100% increase in real estate values over the past decade and has become unaffordable for many middle-income families to purchase a home. As a result, more and more families that would have historically purchased their own home will need to seek out rental accommodation as a substitute for home ownership. For many, that ideal rental accommodation will take the form of a three bedroom home with multi-level living, a backyard, room for a BBQ, useable basement and in-suite laundry, rather than a traditional apartment.

MORE AND MORE FAMILIES THAT WOULD HAVE HISTORICALLY PURCHASED THEIR OWN HOME WILL NEED TO SEEK OUT RENTAL ACCOMMODATION AS A SUBSTITUTE FOR HOME OWNERSHIP



WATERLOO, THE CENTREPOINT OF ONTARIO'S TECH TRIANGLE

SUNNYDALE TOWNHOMES IS LOCATED IN THE CITY OF WATERLOO, THE CENTREPOINT OF ONTARIO'S TECH TRIANGLE.

Waterloo, Ontario is located in southwestern Ontario, about 100 kilometers west of Toronto. It's part of the Regional Municipality of Waterloo, forming the Tri-Cities with Kitchener and Cambridge. As part of Ontario's Technology Triangle, Waterloo is known for its concentration of tech companies and educational institutions. This strategic location, combined with its academic and technological resources, positions Waterloo as a significant hub for innovation and economic activity in Ontario. Waterloo alone has over 1,500 acres of parkland as well as numerous golf courses, community centers and sports facilities, with RIM Park Manulife Sportsplex as a key venue.

DEMOGRAPHICS

Waterloo, in addition to its' transient post-secondary student population, has resident population approaching 121,000, characterized by steady growth and a young demographic due to its large high-tech innovation and manufacturing sector. The City of Waterloo is highly educated with 54.5% of individuals aged 25 to 64 having graduated from post-secondary institutions. The population mix includes families, young professionals, and students. The city's median after-tax income of \$82,000 is well above the national average, reflecting the skilled labor force that drives its thriving tech and education sectors.



THE INNOVATION CORRIDOR
(BETWEEN TORONTO-GUELPH-WATERLOO)
HOSTS THE FOLLOWING:



15,000
Tech Companies



200,000
Tech Workers



30%
of Canada's
University Students

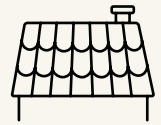


21%
of Canada's
Population



ASSET QUALITY: LIMITED CAPITAL EXPOSURE & EASE OF REPOSITIONING

THE PROPERTY HAS BEEN PROACTIVELY MAINTAINED TO A VERY HIGH STANDARD. **\$2M OF CAPITAL IMPROVEMENTS HAVE BEEN COMPLETED SINCE 2021.**



Roofing

All roofs were replaced in 2021 & 2022



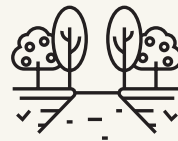
Exterior Finishes

Full repaint of masonry and replacement of all siding from 2020 - 2024



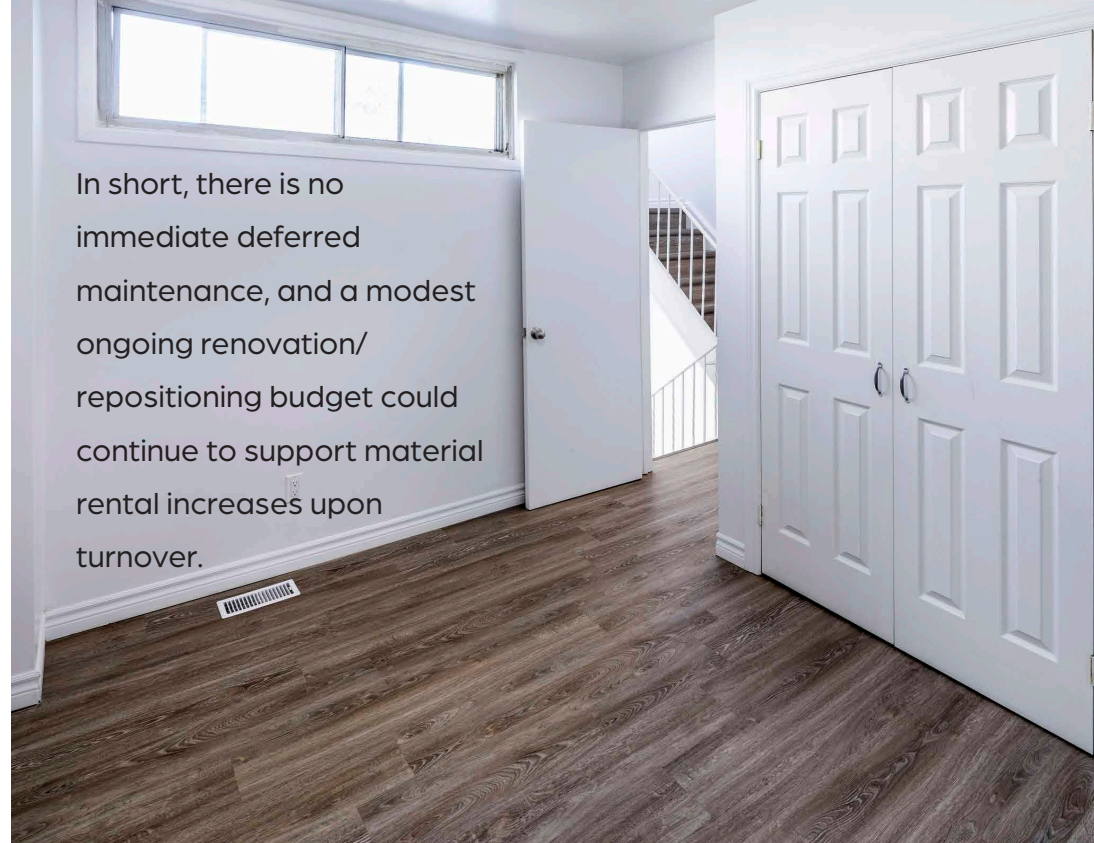
Suites

More than 50% of suites have had meaningful renovations which included kitchens and bathrooms

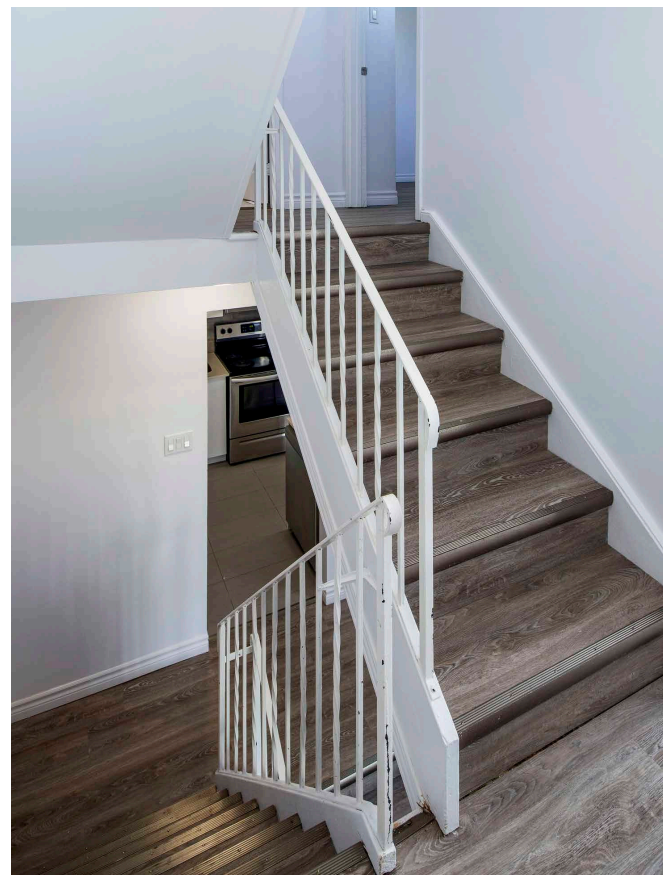


Landscaping

Hard and soft landscaping improvements were completed in 2024



In short, there is no immediate deferred maintenance, and a modest ongoing renovation/ repositioning budget could continue to support material rental increases upon turnover.



LOCAL AMENITIES

RESTAURANTS

- 1 Karahi & Point
- 2 State & Main
- 3 Kelsey's Original Roadhouse
- 4 Wildcraft Grill + Long Bar
- 5 McDonald's
- 6 Bao Sandwich Bar
- 7 Ken Sushi House
- 8 Tim Hortons
- 9 Little Ceasars
- 10 Morty's Pub
- 11 Busan BBQ Restaurant
- 12 Starbucks
- 13 Ennio's Pasta House
- 14 Gladiator Burger

SHOPS

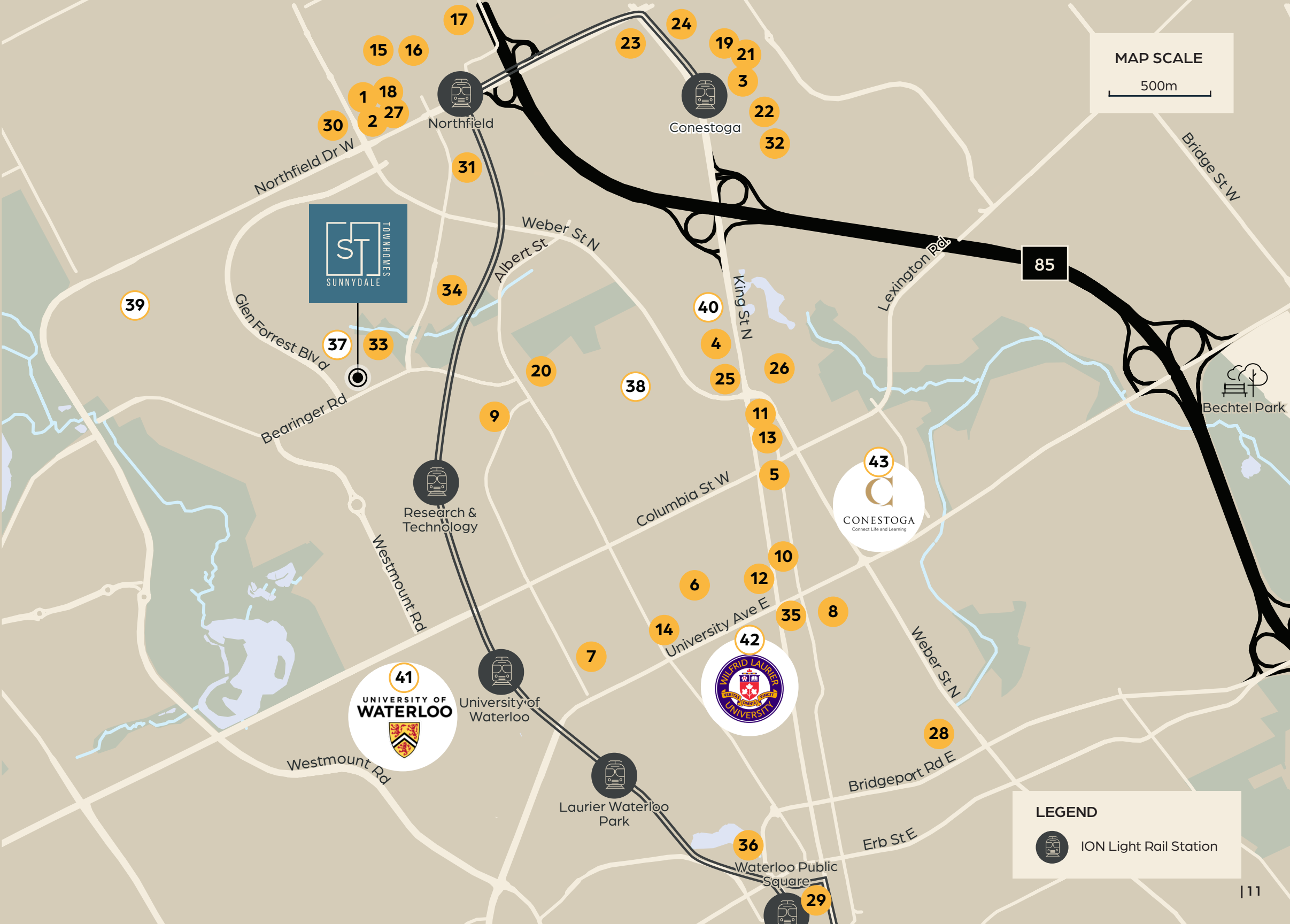
- 15 St. Jacob's Farmer's Market
- 16 St. Jacob's Antiques Market
- 17 Walmart Supercentre
- 18 Sobeys
- 19 Staples
- 20 Dollarama
- 21 The Home Depot
- 22 Conestoga Mall
- 23 LCBO
- 24 Best Buy
- 25 Farm Boy
- 26 No Frills
- 27 Shoppers Drug Mart
- 28 Bridgeport Plaza
- 29 Shops at Waterloo Town Square

RECREATION

- 30 Fit 4 Less
- 31 Crunch Fitness
- 32 Galaxy Cinemas
- 33 Sunnydale Community Centre
- 34 Albert McCormick Community Centre
- 35 Maxwell's Concerts & Events
- 36 Art Gallery

SCHOOLS

- 37 Cedarbrae Public School
- 38 Winston Churchill Public School
- 39 N A MacEachern Public School
- 40 Tayba Elementary School
- 41 University of Waterloo
- 42 Wilfred Laurier University
- 43 Conestoga College





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