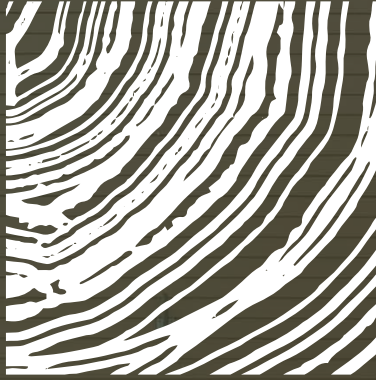


INVESTMENT OPPORTUNITY



HUNTINGTON PLACE

HUNTINGTON
PLACE
5425-144B AVE

49 RESIDENTIAL RENTAL SUITES IN
NORTHEAST EDMONTON

5425-144B AVENUE NW, EDMONTON, ALBERTA



The Opportunity

Jones Lang LaSalle Real Estate Services, Inc. ("JLL", or the "Advisor") has been exclusively retained by 339434 Alberta Ltd. (the "Vendor" or "Owner") to offer for sale a 100% freehold interest in Huntington Place located at 5425 – 144B Avenue NW in Edmonton, Alberta (the "Property").

Huntington Place is a well-positioned multifamily asset strategically located in the Edmonton working-class neighbourhood of Casselman. The Property is favorably situated between McLeod Park and Casselman Park, near schools and other community/retail amenities. In 2014, the Property underwent a significant renovation that places it in top-of-market-position in terms of other rental offerings of similar age within the immediate trade area. Originally constructed in 1976, the property consists of 49 spacious two-bedroom suites.

The Portfolio is being offered with no list price and no formal bid date. The Vendor reserves the right to call for offers at a future date. Interested parties can acquire the properties on an individual basis. Existing financing is to be assumed. No offer, regardless of form or content, will create any binding legal obligation upon the Vendor or the Advisor until fully executed by the Vendor and Purchaser.

For more information, please contact one of the Advisors below:

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Property at a Glance

5425-144B AVENUE NW, EDMONTON, ALBERTA


49
Total Suites


1,082 SF
Average Suite Size


100%
Two-Bedroom Suites


1976
Year Built


1.96
Acres Site Size


0%
Vacancy


2014
Building Renovation


One
Hydraulic Elevator Servicing All Floors


Two
Laundry Rooms Per Floor



INVESTMENT HIGHLIGHTS

Desirable Location Offering Services, Amenities and Accessibility

Huntington Place is a well-located property situated in the Casselman neighbourhood of Northeast Edmonton. The neighborhood consists of a diversified community that attracts residents due to its affordability, green spaces, and access to amenities and services.

Residents of Huntington Place enjoy being near numerous shopping & retail amenities, with Londonderry mall a mere 5-minute drive away, and close proximity to Clareview Town Centre, Manning Town Centre and Northgate Mall.

Huntington Place attracts families as it is nestled in between McLeod Park and Casselman Park, and there are a variety of schools nearby, including McLeod Elementary School, Steele Heights Junior High School, and M.E. LaZerte School.

The area is well-served by Public Transit, with bus stops located right outside the Property. Further, the LRT system services Northeast Edmonton with the Clareview Transit Centre located a 7-minute drive away from the Property, affording easy access to downtown Edmonton and post secondary institutions including NAIT, MacEwan University and the University of Alberta.

The areas appeal for residents is evidenced by its low vacancy rate of 1.2 percent and strong average rent of \$1,570, according to CMHC.



INVESTMENT HIGHLIGHTS

Property Profile

Undergoing a significant renovation in 2014, Huntington Place is relatively modern, with all suites encompassing spacious 2-bedroom and 1.5-bathroom layouts. The suites include their own private balconies, modern kitchens with dishwashers, and plenty of storage including walk-through closets, and in-suite storage.

ADDITIONALLY, THE PROPERTY HAS THE FOLLOWING FEATURES:



LARGE WINDOWS

Allows an abundance of natural lighting



ELEVATOR

Competitive advantage for building of this vintage



LAUNDRY

Two laundry rooms on each floor



SUITES

Spacious open living areas

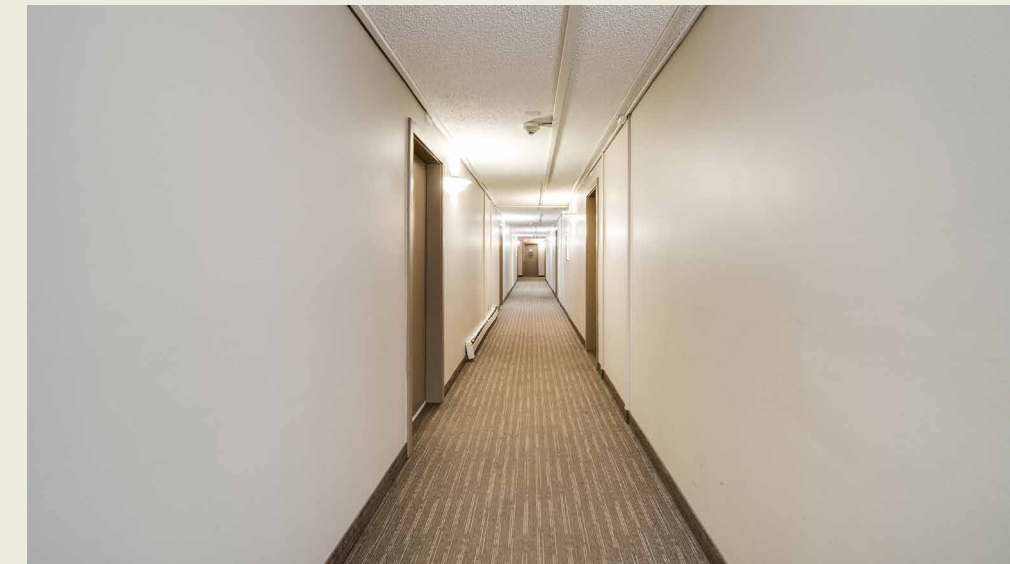


LARGE STORAGE ROOM

Potential Amenity Conversion



FUTURE REDEVELOPMENT POTENTIAL



INVESTMENT HIGHLIGHTS

Strong Operating History & Stable Cash Flows

A result of diligent management and efficient operations, Huntington Place offers a purchaser an investment property with a historical track of record of delivering stable cash flows and low vacancy rates. As of March 2025, the building is fully occupied with an average rent of \$1,376. In recent months, current residents have been renewing leases at an average increase of 4 per cent, while many competitors have been forced to keep rental rates flat. The Property's low turnover rate is a testament to the strong management in place at the Property.



0%

Vacancy



\$1,376

Average Rent



4%

Increases
on Renewals



INVESTMENT HIGHLIGHTS

04. Attractive Financing

The existing financing is to be assumed by a purchaser. The rate on the in-place debt is substantially below market. A Purchaser could explore increasing the loan amount and extending the term.

Assuming the existing debt will provide significant financial advantages. The below-market interest rate provides immediate cost savings, reducing interest expenses compared to new financing at higher current rates. This short-term commitment also limits the debt obligation, offering flexibility for future financial planning while avoiding the costs associated with originating new loans.

Furthermore, this strategy may simplify the due diligence process and allows for predictable cash flow and accurate budgeting due to the known interest rate and short duration.

EXISTING FINANCING

Lender	OSB*	Rate	Maturity Date	Term	Amortization Period
First National	\$4,101,059	1.79%	June 1, 2026	5 years	40 years

*OSB as of April 1, 2025

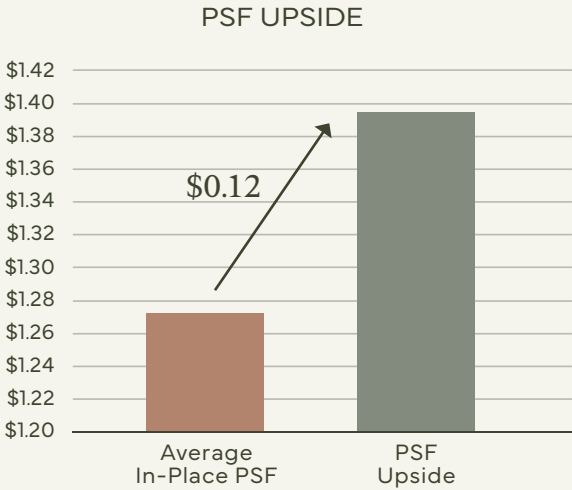


105 HUNTINGTON PLACE

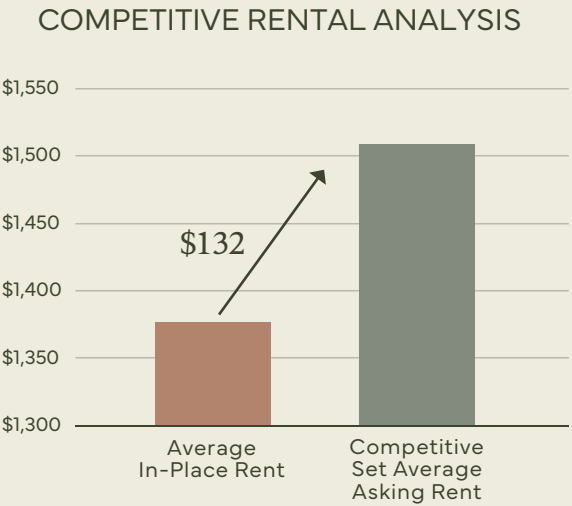
INVESTMENT HIGHLIGHTS

05. Rental Rate Upside

In addition to offering a stable cash flow, a purchaser will also benefit from rental rate upside on new leases. The average in-place rent currently lags the highest achieved rent by 5% (\$74 per month).



Further, based on a rental survey of the competition near Huntington Place, the Property's average in-place rents are 9.6% below the competitions asking rent, affording the ability to increase rental rates by \$132 per month on new leases, while offering a larger average suite size than the competition.



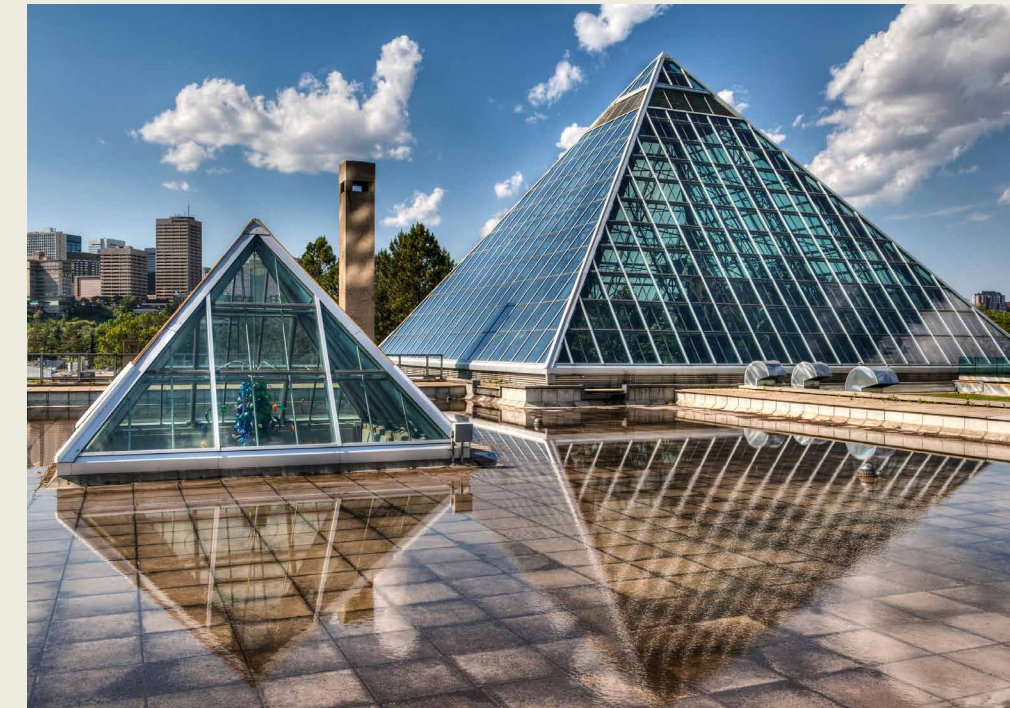
Favourable Rental Market Fundamentals

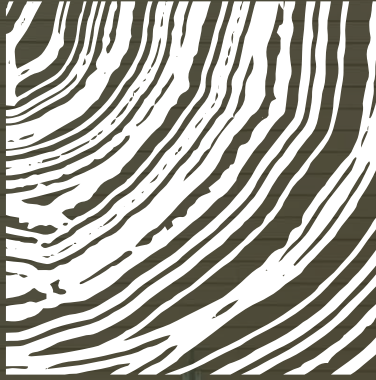
Alberta's strong economic outlook will allow Huntington Place to continue its strong operating performance. The province is experiencing significant population growth, with interprovincial migration driven by affordability and job opportunities in diverse sectors. This population influx is likely to maintain high demand for rental properties.

Edmonton's rental market presents a compelling investment opportunity for multifamily apartment buildings. Despite a slight increase in vacancy rates to 3.1 percent in 2024, the market remains tight due to sustained demand, particularly from migrants. The rental stock grew by 5.0 percent, surpassing the 10-year historical average, with new construction focused on 1- and 2-bedroom units. This supply increase has not dampened rent growth, as average rents grew faster than the previous year, especially for 2-bedroom apartments.

Edmonton itself is evolving into a cultural, educational, and technological hub, attracting students and young professionals. With a population of 1.53 million and an average household income of \$126,860, the city offers a stable tenant base. The ongoing downtown revitalization, including a \$427 million investment plan, and infrastructure improvements like the new Valley Line Southeast LRT, are enhancing the city's appeal and connectivity.

These factors, combined with Alberta's affordable rents (below 30% of median renter household income) and strong economic growth projections, create a favorable environment. The city's diversifying economy, population growth, and ongoing development projects suggest a robust and growing demand for quality rental housing in the coming years.





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