



Investment Sale Opportunity

Riverdale Place Townhomes

20 Residential Townhomes on Three Legal Titles

Riverdale Place A – 12 Suites | Riverdale Place B – 4 Suites | Riverdale Place C – 4 Suites



JLL Capital Markets,
Multifamily

Investment Opportunity

Riverdale Place Townhomes

Jones Lang Lasalle Real Estate Services, Inc. ("JLL") has been exclusively retained to offer for sale a 100% freehold interest in **Riverdale Place A, B & C** located at **10120 - 92 Street NW, 9008 - 101 Avenue NW, and 10121/25 - 88 Street NW in Edmonton, Alberta** (individually, the "Property" and/or "RPA", "RPB", "RPC", and/or collectively, the "Properties" and/or "Riverdale Place Townhomes").

1

Riverdale Place A ("RPA")

Comprised of 4 buildings of two-story townhomes totalling 12 suites with a strong mix of 5 two bedroom suites and 7 three-bedroom suites.

2

Riverdale Place B ("RPB")

Comprised of 2 buildings of two-story townhomes totalling 4 suites with a mix of 2 two-bedroom suites and 2 three-bedroom suites.

3

Riverdale Place C ("RPC")

Comprised of 2 buildings of two-story townhomes totalling 4 suites consisting of 4 three-bedroom suites.

The Properties are located in the historic and highly sought-after neighborhood of Riverdale, near downtown Edmonton, with immediate access to the River Valley.. The properties are in walking distance of each other providing operational efficiencies and specifically day-to-day management. The community of Riverdale possesses a strong sense of character and sense of community, attracting families, and residents seeking a quiet neighborhood within a central location. The attractive suite mix, spacious suite sizes, and plentiful outdoor space provide a defensive and irreplaceable offering stable holding income and long-term redevelopment potential..

Riverdale Place Townhomes is being offered with no list price and the ability to be purchased individually and/or collectively. The Property is available to prospective purchasers free and clear of any financial encumbrances. Expressions of interest to purchase will be reviewed as received. 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. Please sign and return the Confidentiality Agreement ("CA") for JLL Data Room access.

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

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Riverdale Place Townhomes Overview

Buildings A, B, & C

Neighbourhood	Riverdale	
Contruccion	Wood-frame Two-Storey Townhomes w/ Unfinished Basements	
Total Site Size	55,031 sq. ft.	
Average Suite Size	930 sq. ft.	
Suite Mix Breakdown	Two-Bedroom	7 Suites (35%)
	Three-Bedroom	13 Suites (65%)
	Total	20 Suites (100%)
Number of Buildings	8	
Number of Sites	3	
Utilities	Tenants responsible for all utilities	

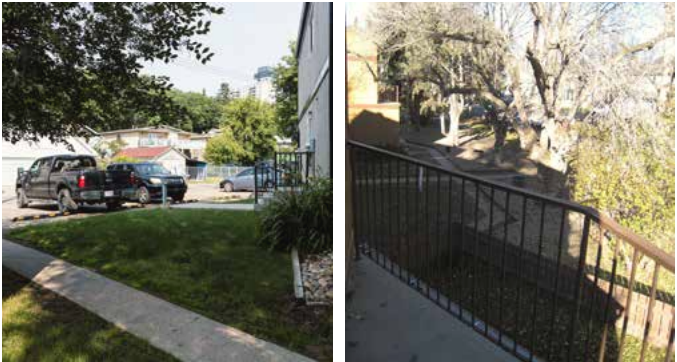




Property Details

Riverdale Place A ("RPA")

Address	10120 - 92 Street NW	
Legal Address	Plan 2057Q; Block 1; Lots 35 - 38	
Zoning	Small-Medium Scale Transition Residential (RSM h12)	
Property Type	Four Two-Storey Townhomes, with Unfinished Basements	
Year Built	1985	
Site Size	26,692 sq. ft. +/-	
Suite Mix Breakdown	Two-Bedroom	5 Suites (42%)
	Three-Bedroom	7 Suites (58%)
	Total	12 Suites (100%)
Parking	Surface Parking	



Riverdale Place B ("RPB")

Address	9008 - 101 Avenue NW	
Legal Address	Plan RN37; Block 1; Lots 4-5	
Zoning	Small Scale Residential (RS)	
Property Type	Two, Two-Storey Townhomes, with Unfinished Basements	
Year Built	1981	
Site Size	13,319 sq. ft. +/-	
Suite Mix Breakdown	Two-Bedroom	2 Suites (50%)
	Three-Bedroom	2 Suites (50%)
	Total	4 Suites (100%)
Parking	Surface Parking	



Riverdale Place C ("RPC")

Address	10121/25 - 88 Street NW	
Legal Address	Plan RN37; Block 4; Lots 5-6	
Zoning	Small Scale Residential (RS)	
Property Type	Two, Two-Storey Townhomes with Unfinished Basements	
Year Built	1985	
Site Size	15,020 sq. ft. +/-	
Suite Mix Breakdown	Three-Bedroom	4 Suites (100%)
	Total	4 Suites (100%)
Parking	Surface Parking	



Investment Highlights

Desirable Location with Prime Access to Amenities

Riverdale Place Townhomes are located in the desirable area of Riverdale, adjacent of downtown Edmonton on the east. Riverdale offers prime urban convenience while being surrounded by nature. Residents enjoy quick access to the City’s downtown core, and just southwest and across the river situates Whyte Ave and the University of Alberta. Adjacent is the river valley, and plentiful parks and green spaces contributing to the strong demand for Riverdale.

Strong Market Fundamentals

Edmonton is one of the few major cities to experience continued increases in rents. Affordability and economic opportunities are shifting population flows into the prairies, resulting in Edmonton being one of the fastest growing cities adding over 70,000 people, amounting to a 4.2% increase y-o-y.

Rare Opportunity to Acquire Rental Townhomes in a Mature and Central Location

The offering provides the opportunity to acquire 20 townhome suites across three properties as a market portfolio. The neighborhood of Riverdale is mature, and there is limited developable land, and multi-housing rental options. Riverdale Place is a unique opportunity to acquire cash-flowing assets at scale in a mature and highly sought-out central neighbourhood.



Cash-Flowing Asset with Exceptional Development Opportunity



Strong repositioning opportunity to immediately bring rental rates to market in a A+ location



Short-term or long-term redevelopment opportunity to maximize site area and benefit from advantageous zoning changes with existing positive cash-flow already in place



Opportunity to acquire individually or collectively (55,031 total sq.ft. of land)



Immediate Rental Rate Upside Potential

Current rents are well below market rents, compared to the competitive set Riverdale Place exhibits 46% upside potential.

↑\$↑
46%
Upside Potential

Suite Type	Suites	Average Rent	Market Rent	Gap	Upside
Two-Bedroom	7	\$1,186	\$1,702	\$516	44%
Three-Bedroom	13	\$1,334	\$1,971	\$637	48%
Total (Weighted Average)	20	\$1,282	\$1,877	\$595	46%

Location Overview

Riverdale’s is one of Edmonton’s most historic neighborhoods, and it’s strong character and sense of community feel have remained as it increasingly becomes more vibrant and connected in modern day. The community is committed to preserving the historic charm of the neighborhood, attracting families and residents seeking a quite neighbourhood within a central location. The Riverdale Elementary School is in the heart of Riverdale, and The Alex Taylor and the Mother Teresa Catholic Elementary schools are nearby. McNally High School is short drive away, and MacEwan University and The University of Alberta are in proximity.

Situated just east of downtown, offering prime urban convenience while being surrounded by nature. Residents enjoy quick access to the city’s core, within close proximity to ICE District, the Financial District, and just west and across the river situates Whyte Ave and the University of Alberta. Additionally, the river valley being adjacent to Riverdale drives strong demand, as residents enjoy access to numerous outdoor amenities.

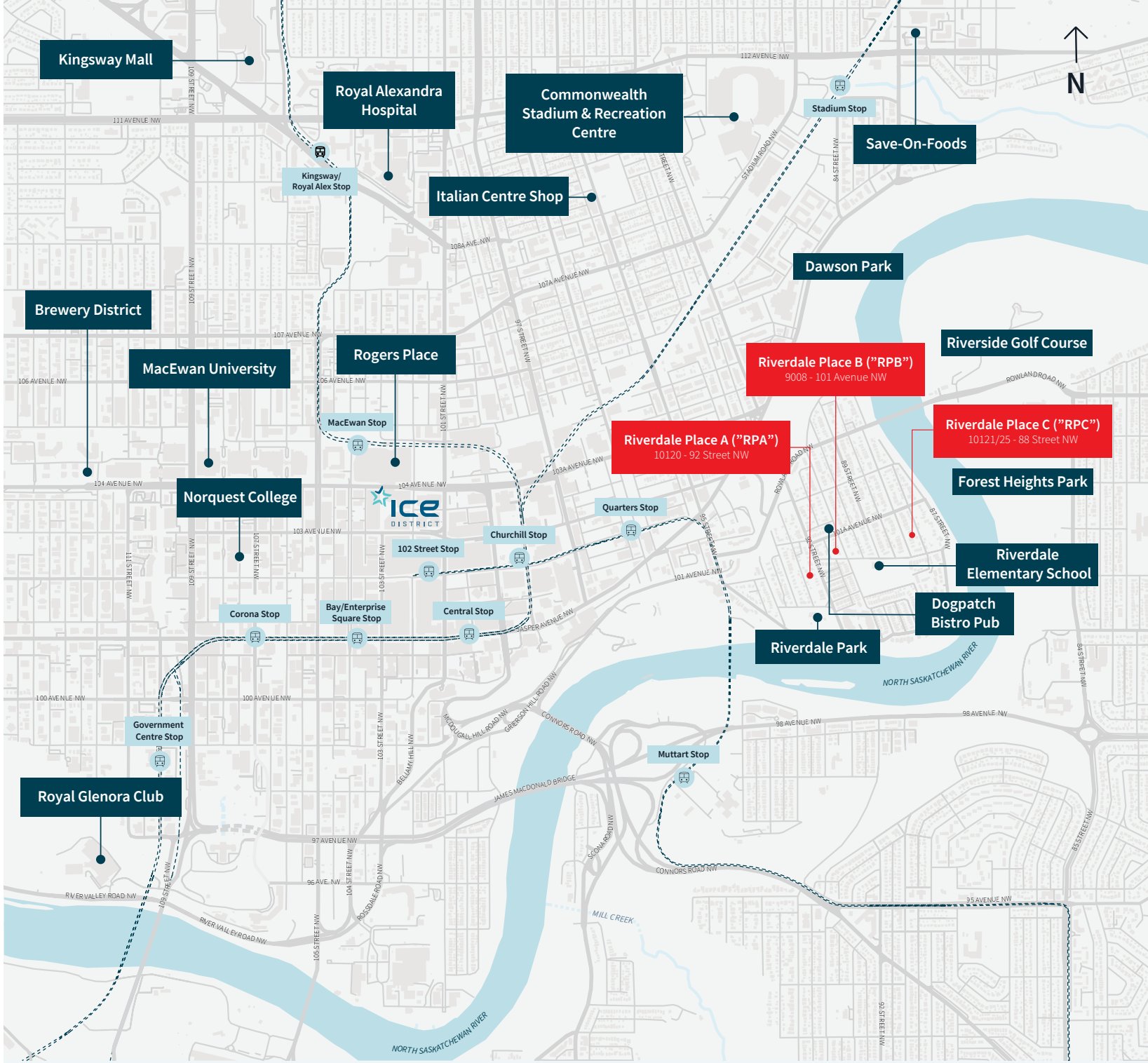


Drive Times

Location	Drive Time
Financial District	5 Minutes
Rogers Place	6 Minutes
Government District	7 Minutes
Royal Glenora Club	8 Minutes
Whyte Ave	9 minutes
MacEwan University	9 minutes

Demographics

*Within 1km	
Total Population approx.	~ 18,579
Average Household Size	1.8
Average Household Income	\$86,284
Median Age	45.3



Adjacent to the river valley



Nearby public transit options



Excellent schools within close proximity



Natural beauty and plentiful green space

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Offering Process

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