

1500

TANSLEY DRIVE
OAKVILLE, ONTARIO



FOR SALE: 115 Rental Townhomes



1500 Tansley Drive presents the opportunity to acquire a family friendly, ~7.2 acre, townhome complex in the amenity rich community of West Oakville. The well layed out Property is comprised of 115 rental townhomes made up of 10 two-bedroom suites (9%), 91 three-bedroom suites (79%) and 14 four-bedroom suites (12%).

Located at the strategic southeast corner of Third Line and Tansley Drive, 1500 Tansley enjoys exceptional connectivity within an amenity-dense corridor. The Property directly borders South Oakville Shopping Center and Hopedale Park, with Bronte GO Station and Highway 403 access just over 2 kilometers away.

For more detailed information, please execute a Confidentiality Agreement (“CA”) for the Property.

[Link to Confidentiality Agreement](#)

1500
TANSLEY DRIVE

metro

SUBWAY

TD Bank

SOUTH OAKVILLE CENTRE

WINNERS

WAL*MART
SUPERCENTER

GoodLife
FITNESS

SHOPPERS
DRUG MART

petvalu
your pet · your store

CIBC

HOPEDALE PARK

ASSET DETAILS



1975

Year Built



115

2-Storey Townhomes
With Basement



1,296 SF

Average Suite Size



~7.2 AC

Lot Size



~449 FT

Frontage on the East
Side of Third Line



170 SPACES

Underground: 28
Surface: 142



\$1,209/69%

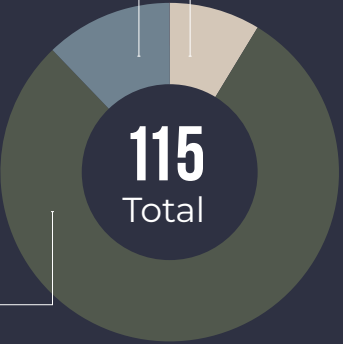
Gap Between Average and
Comparable Market Rents

Suite Mix

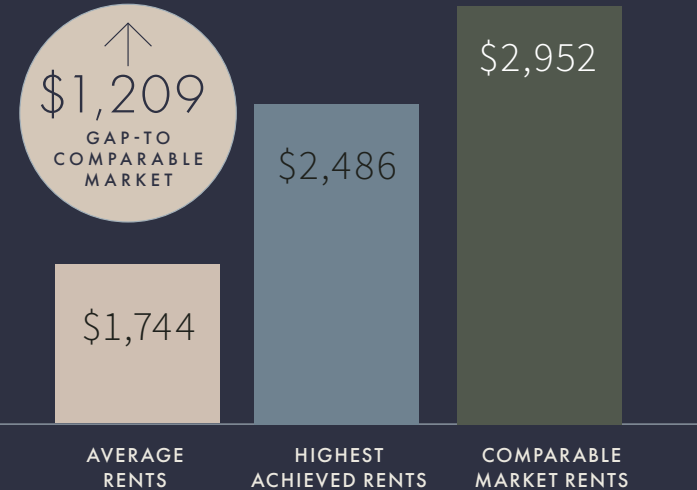
12%
14 Four-Bedroom

9%
10 Two-Bedroom

79%
91 Three-Bedroom



Rental Rate Summary



INVESTMENT HIGHLIGHTS

RESURGENCE OF RENTAL TOWNHOME DEMAND

The demand for rental townhomes is expected to continue to make a major resurgence.



Home Ownership Affordability

The GTA has witnessed a more than 100% increase in real estate values over the past decade. It has become unaffordable for many middle-income families to purchase a home. As a result, more families that would have historically purchased their own home will be required to seek out rental accommodation as a substitute for home ownership. For many, that rental accommodation will take the form of an at-grade three or four bedroom home, with a backyard, a basement and in-suite laundry, rather than a traditional apartment.



Lack of Large Rental Alternatives

The construction and rental of condominium suites in the GTA over the past 15 years has provided some relief with respect to the largely stagnant inventory of purpose-built rental units. However, those condominium suites are typically too small to accommodate growing families. Outside of home ownership, there are very few options available for such families, with the result that the demand for rental townhomes continues to rise.



INVESTMENT HIGHLIGHTS

OAKVILLE: RANKED ONE OF CANADA’S BEST PLACES TO LIVE

Oakville stands as one of Canada’s most affluent communities, with a median household income of approximately \$162,000, significantly higher than the Ontario provincial average of \$74,000.

This economic prosperity is reflected in the town’s demographic composition, where over 51% of adult residents hold university degrees and nearly 40% work in professional, financial, or technical sectors.

At the City of Oakville’s heart is its heritage, culture and nature including 1,420 hectares of parkland, 150 kilometers of trails, more than 200 parks, two harbours and 31 waterfront parks.

Conveniently located between two major cities, Toronto and Hamilton, Oakville is easily accessible to everything and everywhere. Locally, Oakville Transit provides 20 reliable bus routes that connects residences to various parts of the City and links into neighbouring as well as regional transit systems.



Bronte GO is located a short 2.0km away, providing a convenient 40min GO Train ride to Toronto’s Union Station. The Lakeshore West line and GO bus routes connects riders west to Niagara Falls in 2.5 hours



Just north of the Property is Highway 403, that connects drivers’ directly to the QEW, providing access to the GTA, Halton, Mississauga and the Niagara Region



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HIGHWAY 403
Connects drivers' directly to the GTA

BRONTE GO
Only 2.0 KM from the Property

1500
TANSLEY

SOUTH OAKVILLE CENTRE

metro

LCBO

GoodLife FITNESS

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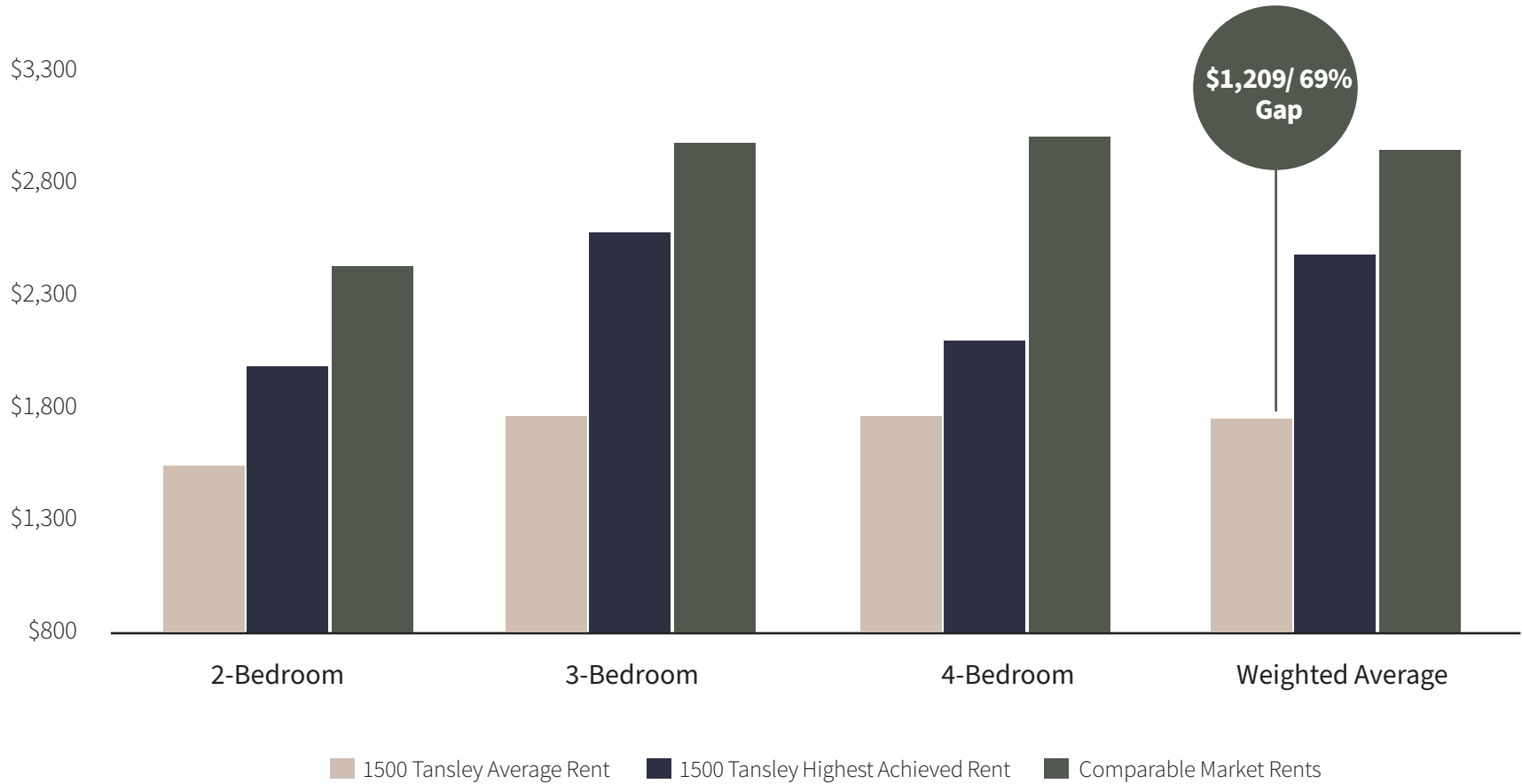
HOPEDALE PARK

INVESTMENT HIGHLIGHTS

DURABLE CASHFLOW WITH SUBSTANTIAL RENTAL UPSIDE

There is an average gap of \$1,209 (69%) between the existing average rental rates and comparable market rates

Based on analysis of the existing rents, an investor should be able to increase revenue substantially at 1500 Tansley. In the changing rental market with residents seeking larger and higher quality rental accommodation, there is a tremendous opportunity to reposition the townhomes, with modern finishings to compete with newer construction in order to achieve rents higher than current asking.



OPPORTUNITY TO FURTHER LIMIT UTILITY EXPOSURE AND INCREASE EFFICIENCY

Residents are responsible for their own gas consumption however, the hydro and water is bulk metered to the landlord.

A hydro and water submetering program should be implemented upon turnover for all new residents which will reduce the landlord’s exposure to utility cost escalation and resident consumption patterns.



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