



TWIN LAKES

3701-3817 Princess Avenue | North Vancouver, BC

Prime Investment Opportunity: 57-Unit Purpose-Built Rental Townhouse Community on 9.44 Acres

THE OFFERING

Jones Lang LaSalle Real Estate Services, Inc. (“JLL Canada”), as the exclusive advisor, is pleased to present a 100% freehold interest in Twin Lakes - a 57-suite residential rental townhouse complex located at 3701 Princess Avenue in North Vancouver, BC. Nestled in a serene natural setting this Property represents a truly unique multifamily rental offering within the Metro Vancouver market.

Twin Lakes is a unique investment, featuring a highly desirable unit mix of exclusively two- and three-bedroom townhouses spread across an expansive 9.44-acre site. The Property has a proven history of strong occupancy and consistent rental performance, further de-risked by over \$1.5 million in recent capital upgrades and modern renovations.

The Property’s park-like environment, complete with private walking trails and a heated outdoor swimming pool, creates an idyllic community atmosphere. These unmatched amenities make Twin Lakes a premier destination for long-term, family-oriented tenants, ensuring stable and reliable returns.

For access to the full information memorandum and details on the sale process, please contact the Exclusive Advisors.



INVESTMENT HIGHLIGHTS

- A unique opportunity to invest in a rental townhouse complex with a strong market position in North Vancouver.
- Over 9.4-acres of total site are in a forest like setting within close proximity to North Shore's recreational and urban amenities.
- Spacious, family-friendly units cater to a key demographic, driving strong rental demand and high occupancy rates.
- Significant potential for increased rental income upon unit turnover to align with current market rates.
- A well-executed restoration and repositioning campaign has seen over \$1.5 million invested in the Property over the last five years.
- Favourable financing options are available, including the potential to assume a below-market loan or secure new high-leverage debt.



PROPERTY OVERVIEW

Twin Lakes is a unique townhouse community comprising 57 well-appointed two-storey residences, offering a combination of two- and three-bedroom layouts across seven buildings. Situated on a 9.44-acre site, the Property features expansive landscaped grounds, an outdoor heated swimming pool, and walking trails. Over the past two years, 45 suites have been renovated, significantly elevating the overall quality of the community. The Property benefits from two access points and 117 outdoor parking stalls, approximately half of which are covered by carports, in addition to two visitor stalls.

ASSET OVERVIEW



Year Built
1971



Total number of townhomes
57



Total rentable area
75,120 SF (Average Unit 1,318 SF)



Parking
117 surface stalls



PID
007-965-923



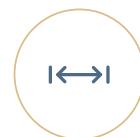
Acres of Land
9.44



% of renovated townhomes
79% (45 townhomes over the past five years at a cost of over \$918K)



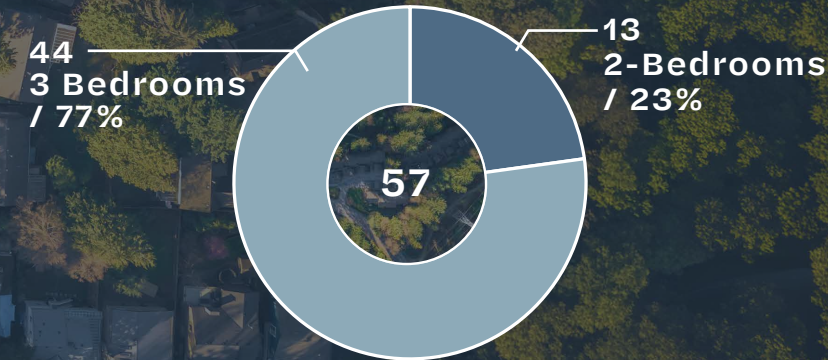
Total capex expenditure since 2022
\$1.5M+ (exterior common areas, structural and mechanical improvements, interior townhomes)



Zoning
RM-5



Townhome Mix





Unmatched location in Upper Lonsdale where outdoor adventure of the North Shore mountains meets urban amenities in nearby Lonsdale and Lynn Valley Town Centre


LOCATION OVERVIEW

This North Vancouver Property enjoys an enviable position where natural landscapes meet urban conveniences. Princess Park's 36 acres of green space lie directly across the street, offering residents tennis courts, picnic facilities, and forested trails that wind along Hastings Creek.

Daily conveniences are readily accessible, with Lynn Valley Town Centre's shops and services nearby, complemented by the diverse dining and retail offerings of Central and Lower Lonsdale. The Property's location within walking distance of Carisbrooke Elementary School and Argyle Secondary School makes it particularly attractive for families.

The surrounding area serves as a gateway to outdoor adventure, positioned ideally between Grouse and Seymour Mountains for those seeking world-class hiking and mountain biking opportunities. Regional access is equally impressive, with Highway 1, the Lions Gate Bridge, and the Ironworkers Memorial Bridge providing efficient connections throughout Metro Vancouver.

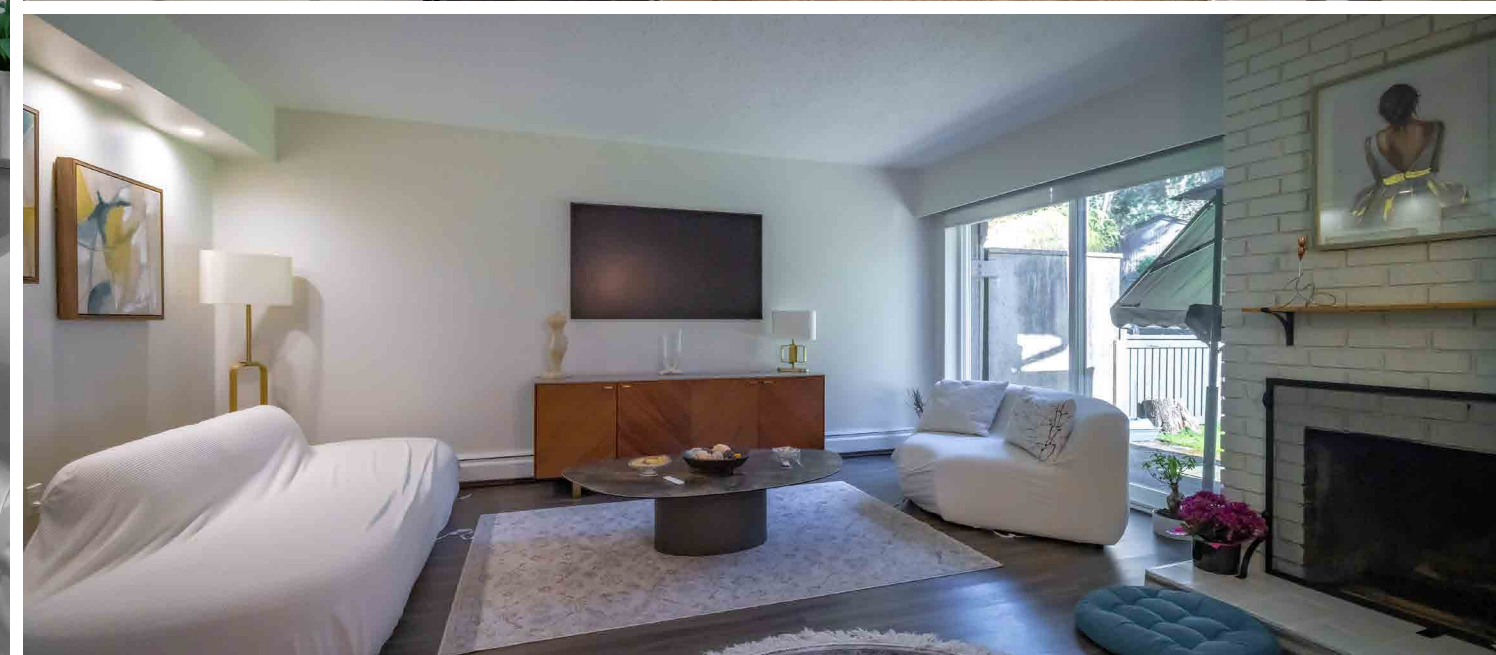
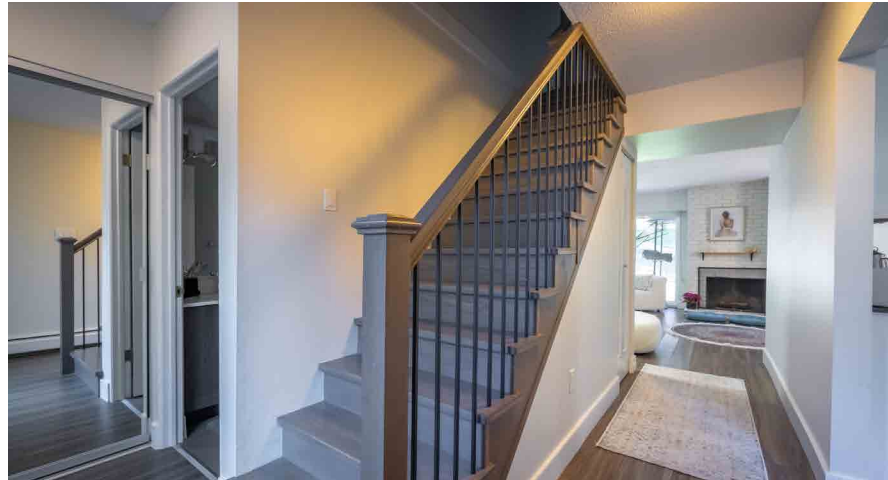
DRIVE TIMES

- 
Lynn Valley Town Centre
5 MIN
- 
Highway 1
5 MIN
- 
Central Lonsdale
6 MIN
- 
Lionsgate Hospital
8 MIN
- 
Lonsdale Quay
12 MIN
- 
Downtown Vancouver
20 MIN



COMPREHENSIVE RESTORATION & REPOSITIONING CAMPAIGN

Comprehensive exterior common area, structural, mechanical, and interior townhome improvements have been completed, transforming the Property to modern living standards.



CAPEX



Total Capex
~\$1.5M



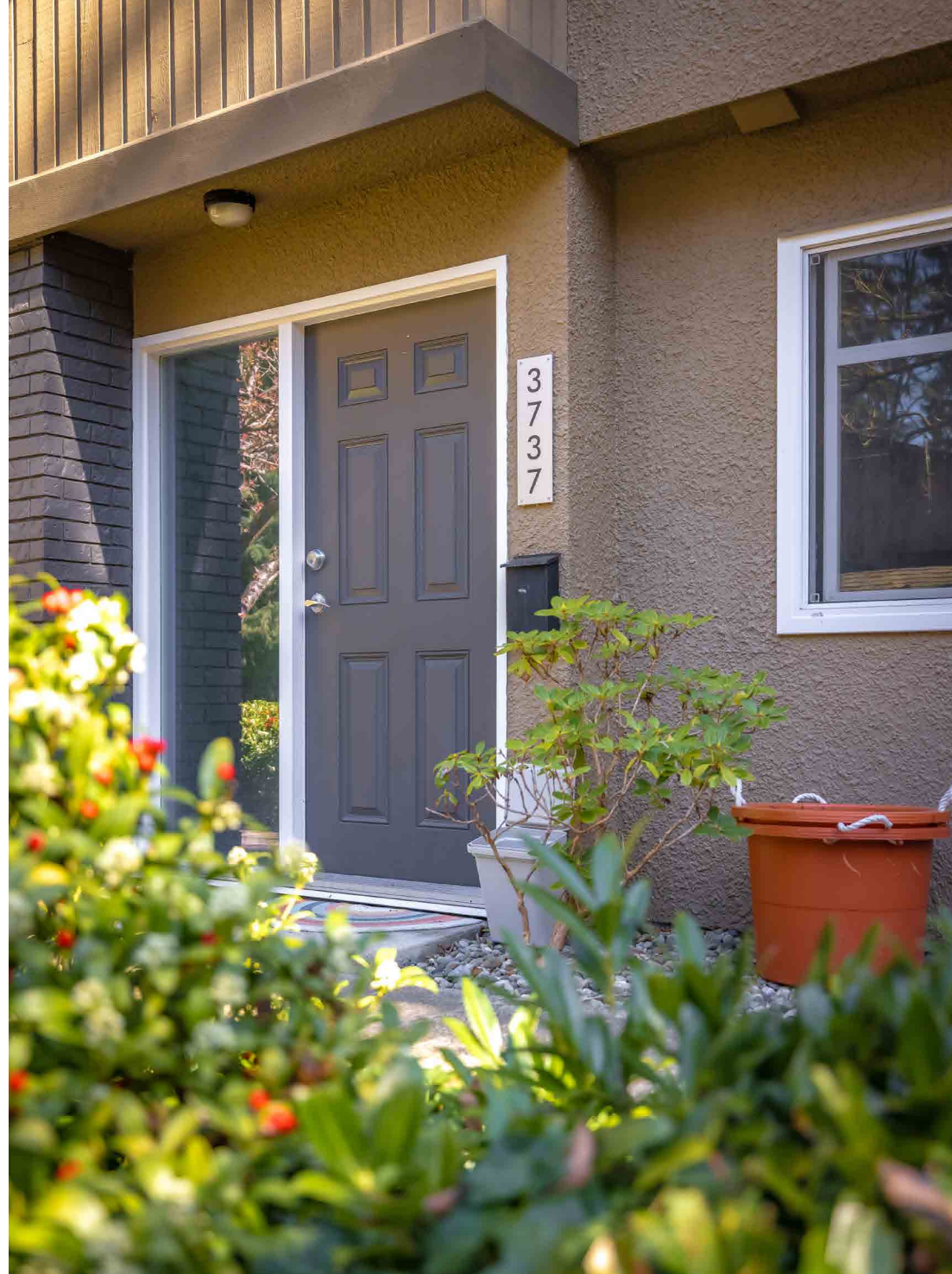
Townhomes Renovated
~79%



Interior Capex
~\$918,000



Exterior Common Area Capex
~\$646,000





TWIN LAKES

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