



LA RESIDENCE

2-12 MAIN STREET WEST RIDGETOWN, ONTARIO

46-Bedroom Student Focused Residence
7,527 SF Commercial Space



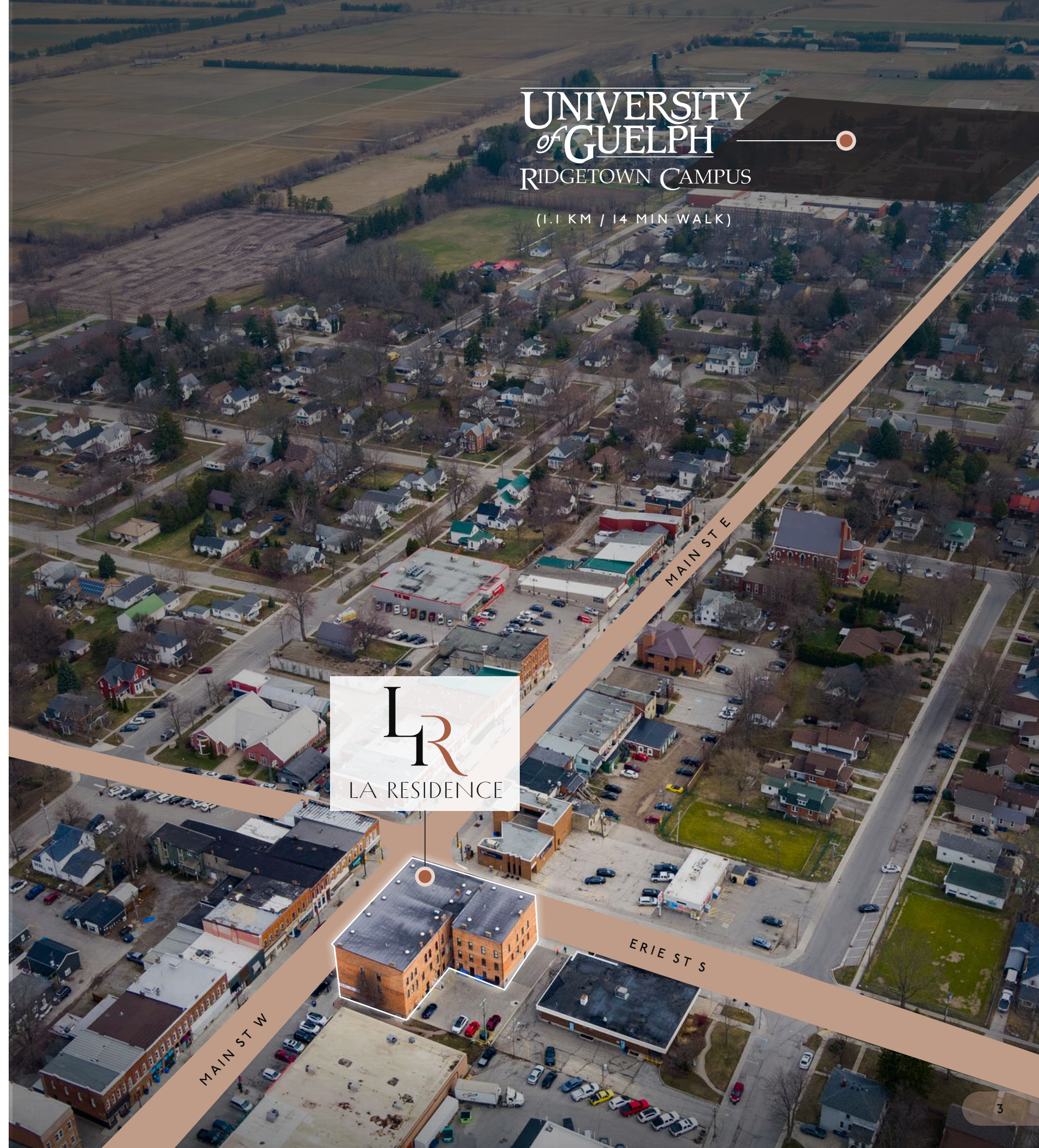


LA RESIDENCE

THE OPPORTUNITY

A Rare Opportunity in one of Ontario's Most Stable Student Housing Markets

La Residence presents a unique investment in Ridgetown's only purpose-built student residence, strategically positioned just a 14-minute walk from the University of Guelph Ridgetown Campus. This fully renovated early 1900's heritage building offers 46 modern student beds across thoughtfully designed suites, complemented by 7,527 square feet of street-level commercial space anchoring downtown Ridgetown's primary intersection. With approximately 550 students enrolled at the campus and only 250 on-campus beds available, La Residence captures essential off-campus demand in a market with virtually no competing purpose-built student housing.





ASSET OVERVIEW



circa early 1900's
YEAR BUILT



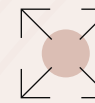
early 2010's
RESTORED /
REIMAGINED



46
BEDS



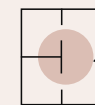
11 stalls
PARKING



0.3 Acre
SITE SIZE



7,527 SF
COMMERCIAL SPACE



Retail Tenants

ONE STOP AUTO

VACANT

NATUROPATHIC
CLINIC

H&R BLOCK

2,352 SF

2,033 SF

2,000 SF

1,142 SF





46 MODERN STUDENT BEDS
ACROSS THOUGHTFULLY
DESIGNED SUITES





NATUROPATHIC CLINIC



VACANT UNIT

7,527 SF OF
COMMERCIAL SPACE



H&R BLOCK



ONE STOP AUTO

OFFERING PROCESS

Site Visits

Prospective purchasers will have the opportunity to visit La Residence via prescheduled property tours, either before or after offers are considered. These tours will include access to common areas, mechanicals, a sampling of vacant suites only with limited access to property personnel. In order to accommodate the ongoing operations of the Property, visitation will require at least 48 hours' notice. No property tours will be allowed without a scheduled appointment and prospective purchasers may not contact the Property or visit the Property without being accompanied by a representative from JLL.

Offers

Offers are to be submitted to the Transaction Advisors. All inquiries regarding the Property or any information contained in this CIM should be directed to the Transaction Advisors on behalf of the Vendor.

Submission Guidelines

Parties are invited to submit an Offer to Purchase through JLL, not before a date communicated by the Advisor. Offers should be presented in the form of an Agreement of Purchase and Sale or a non-binding Letter of Intent, spelling out the significant terms and condition of Purchaser's offer including, but not limited to:

- Asset Pricing
- Due diligence and closing time frame
- Earnest money deposit
- Description of the debt/equity structure
- Explanation of capital sources, and
- Any financing contingencies that may exist

General Provisions

The Confidential Investment Memorandum (the "CIM") is only provided to qualified parties with an expressed interest in acquiring the Property. The recipient agrees not to reproduce this document, in whole or in part, to use the information contained herein for any purpose other than the evaluation of the investment opportunity, and to keep permanently confidential all such information that is not in the public domain.

The CIM provides detailed information relating to certain physical, financial and location characteristics of the Property. The prospective purchaser acknowledges that neither JLL nor the Vendor makes any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained within any Marketing Materials relating to the Property (including the CIM) or otherwise and such information, whether conveyed orally or in writing, has not and will not be relied upon by the prospective purchaser who acknowledges that by accepting the information it is relying solely upon its own independent investigation and verification. The prospective purchaser acknowledges that JLL and the Vendor expressly disclaim any and all liability for any errors and omissions in any written or oral communication transmitted or made available to the prospective purchaser.

The terms and conditions in this section will relate to all of the sections in this CIM as if stated independently therein. The division of the CIM into sections, paragraphs, sub-paragraphs and the insertion or use of titles and headings are for convenience of reference only and shall not affect the construction or interpretation of this CIM.

The information contained herein has been obtained from sources deemed reliable. While every reasonable effort has been made to ensure its accuracy, we cannot guarantee it. No responsibility is assumed for any inaccuracies.

Agency Disclosure

It is understood that the Transaction Advisors, in their capacity of providing real estate services under Jones Lang LaSalle Real Estate Services, Inc., Brokerage, have entered into a client relationship, as defined by RECO/TRESA, with the Vendor and will be compensated by the Vendor. It is further understood if a potential dual agency situation arises, i.e. if the Transaction Advisors directly introduce interested parties to the Vendor, such interested parties shall each be considered a self-represented party as defined by RECO/TRESA, and the Transaction Advisors shall maintain a client relationship with the Vendor only.

The LR logo features the letters "L" and "R" in a large, serif font. The "L" is black and the "R" is a reddish-brown color. Behind the letters is a faint, light-colored illustration of a multi-story brick building with arched windows.

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For more information, please contact:

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*Sales Representative / **Broker