INVESTMENT OPPORTUNITY

HAZELMOOR APARTMENTS & DOMINIQUE APARTMENTS

6218/6210 – 40 AVENUE, STETTLER, ALBERTA

Two Neighbouring Multifamily Properties Totaling 58 Residential Rental Suites*

JLL

*One suite is currently utilized as a workshop. Conversion back to residential use may require drawings and municipal approval.

THE OFFERING

Hazelmoor Apartments & Dominique Apartments

Jones Lang LaSalle Real Estate Services, Inc. ("JLL and/or the "Advisor") has been retained on an exclusive basis to offer for sale a 100% freehold interest in **Hazelmoor Apartments** and **Dominique Apartments**, located at **6218 - 40 Avenue** and **6210 - 40 Avenue** in Stettler, Alberta (collectively, the "Properties" and/or the "Offering"; individually, the "Property").

The Offering is comprised of two, well-maintained, low-rise residential rental buildings. Hazelmoor Apartments is comprised of 31 suites while Dominique Apartments offers 27 suites, with a combined total of 58 residential rental suites. One suite is currently utilized as a workshop and would require renovations and potential municipal approval to return to residential rental use. The Properties are positioned adjacent to each other, providing the potential purchaser with significant operational benefits.

The Properties are within a short drive to several amenities including Stettler Recreation Centre, Stettler Sports Park, Stettler Elementary School, William E. Hay Stettler Secondary Campus, and the retail amenities along 50 Avenue.

The Properties are being offered with a list price of $6,380,000 ($110,000 per suite). The Vendor reserves the right to call for offers at a future date. 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.

All inquiries regarding the Properties should be directed to JLL Capital Markets, Alberta Multifamily:

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HAZELMOOR APARTMENTS

DOMINIQUE APARTMENTS

INVESTMENT HIGHLIGHT

Adjacent Properties Offering Operational Efficiencies

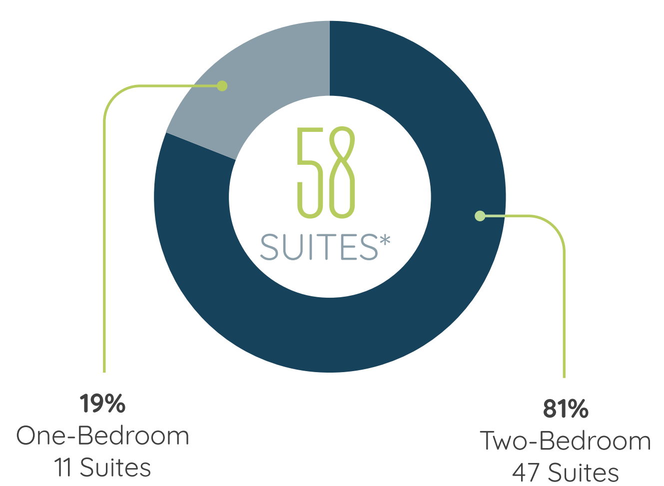
The Properties sit adjacent to each other, offering direct exposure to 40 Avenue. The Properties' locations create significant operational efficiencies, allowing a new owner to streamline management, reduce overhead, and centralize services.

This cost-saving advantage is complemented by the Properties' immaculate curb appeal and well-maintained exteriors, which drive strong tenant demand and support high occupancy rates.

INVESTMENT HIGHLIGHT

Recent Capital Expenditures

Combined Suite Mix Breakdown



*One suite currently used as workshop; see offering details for conversion requirements.

The Properties benefit from extensive renovations over the past five years positioning the Properties as premium offerings in the local market.

01 New exterior siding

02 New windows

03 New common area carpets

04 Upgraded balconies

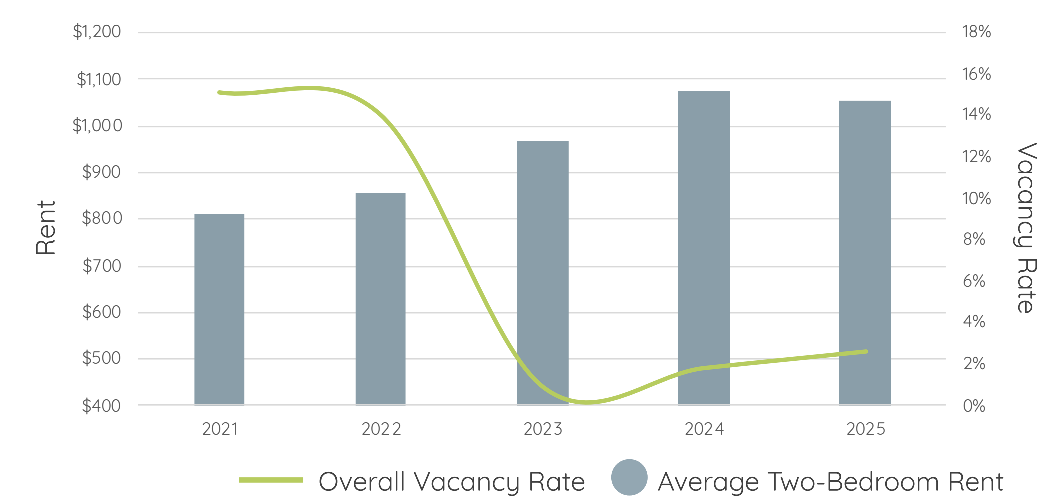
05 Majority of the suites renovated

INVESTMENT HIGHLIGHT

Upward Pressure on Rents

A tight rental market in Stettler is driving down vacancy and putting upward pressure on rents.

Stettler Average Two-Bedroom Rent vs. Overall Vacancy Rate



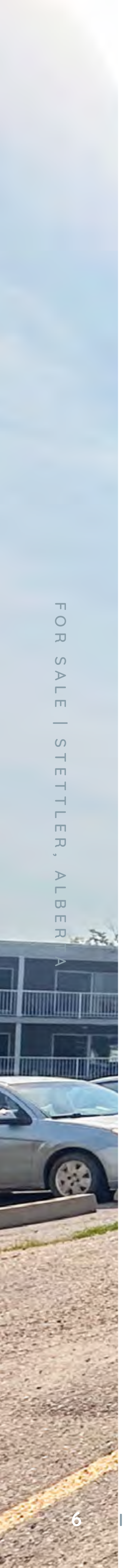
Source: Government of Alberta - 2025 Apartment Vacancy and Rental Cost Survey

FOR SALE | STETTLER, ALBERTA

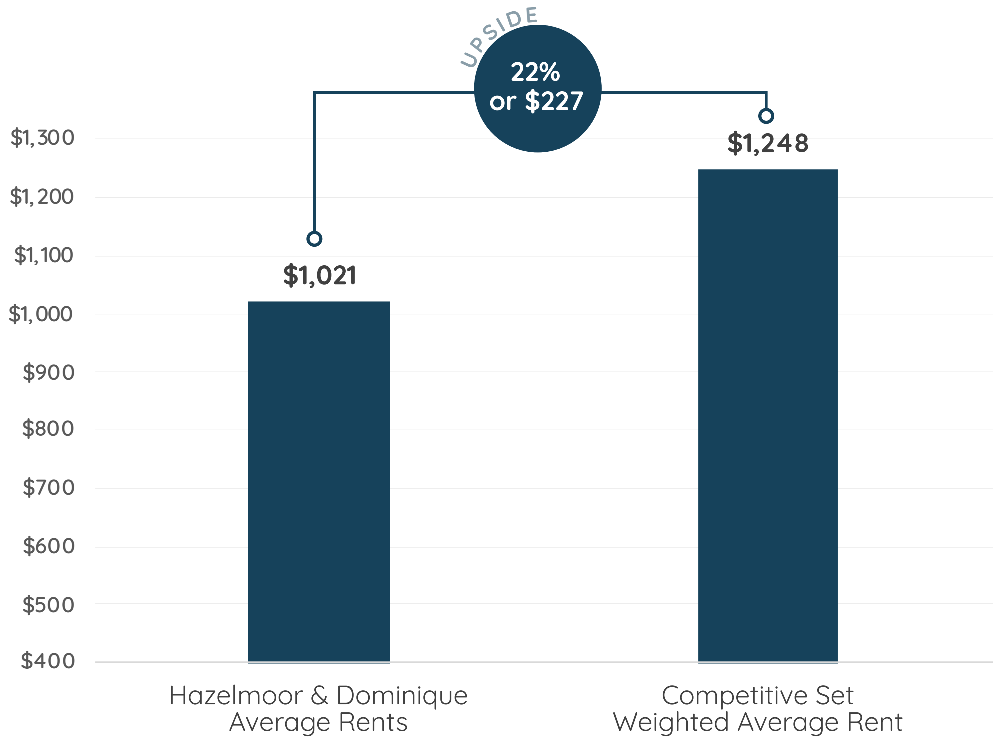
INVESTMENT HIGHLIGHT

Rental Rate Upside Potential

There is a potential opportunity to increase rents given the Properties premium offerings and delta of 22% relative to the competitive set.



Hazelmoor & Dominique Average Rents vs. Competitive Set



Source, Apartments.com. Analysis excludes vacant units in the average rent calculation for Hazelmoor & Dominique Apartments. Competitive set includes Yellowstone Apartments 5305 - 51 Avenue; Aspen Lane Apartments 5019 - 55 Street; Pinecrest Apartments 4713 - 62 Street; and Midtown Apartments 5717 - 45 Avenue

INVESTMENT HIGHLIGHT

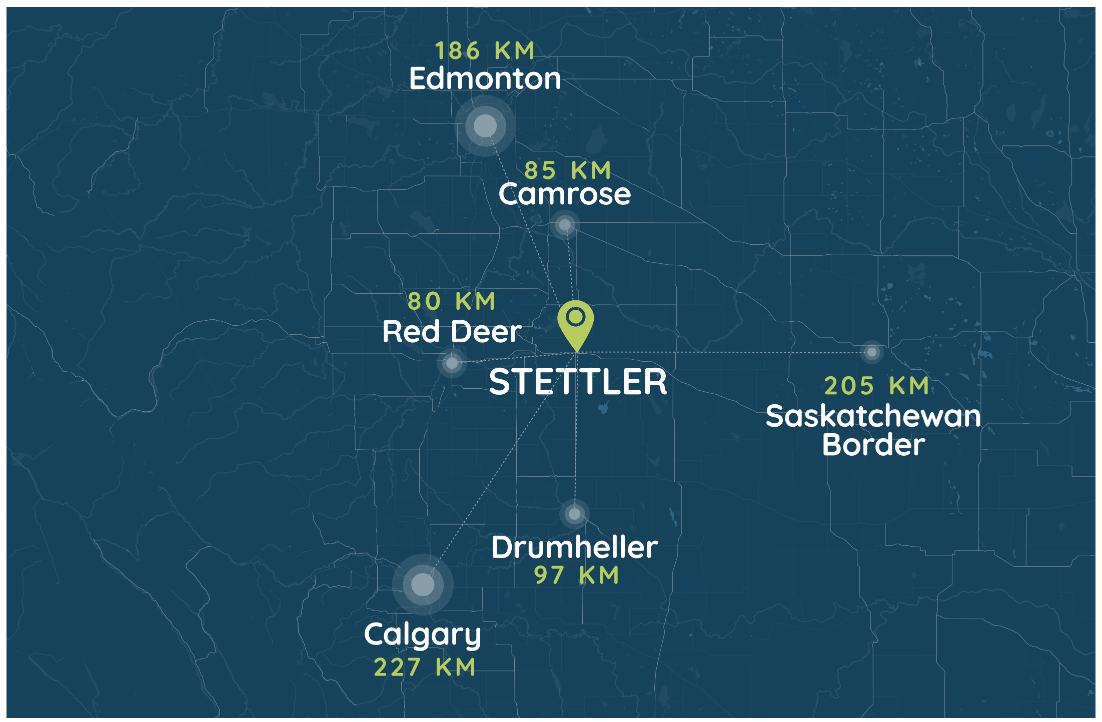
Ability to Place High Leverage CMHC Financing

Offered free and clear, the Properties allow a purchaser to immediately pursue new CMHC MLI Select financing or CMHC Standard Financing.

A potential purchaser can qualify for CMHC MLI Select Financing based on the current in-place rents at the Properties, likely scoring 50 to 70 points on the MLI point system. Alternatively, a potential purchaser could pursue CMHC Standard Financing with the aim of increasing rents.

INVESTMENT HIGHLIGHT

Strategic Location, East-Central Alberta Hub

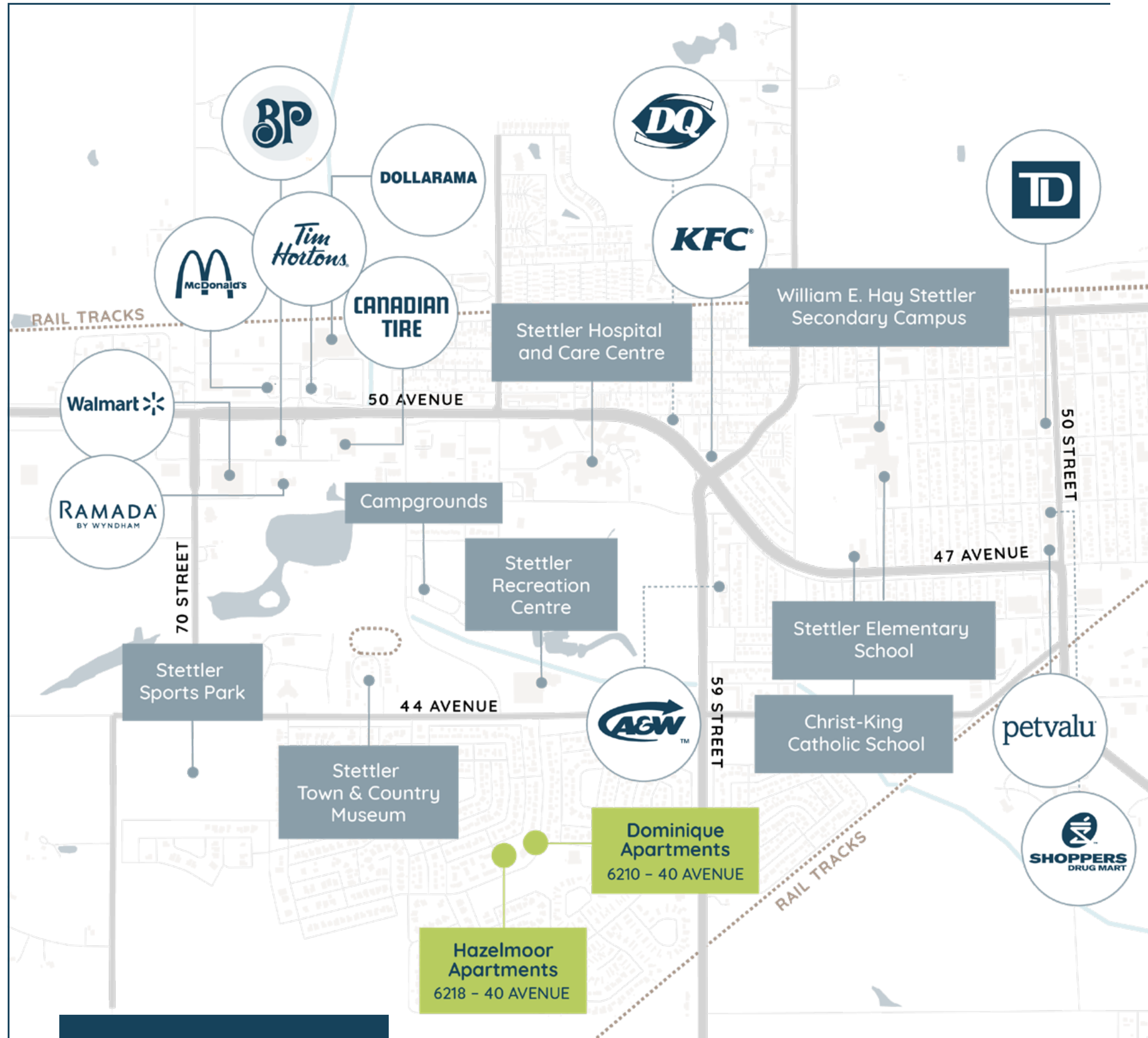


Regional Economic Hub with a Diverse Employment Base

Stettler stands as an economic pillar of East-Central Alberta, serving as the primary commercial and service hub for a vast surrounding region. Anchored by major industries including agriculture, oil and gas, and regional services, Stettler's multifaceted economy provides a stable and enduring employment base which translates into long-term rental demand.

Unparalleled Market Access

Strategically positioned at the nexus of Highways 12 and 56, Stettler commands a vast trading area that extends to the Saskatchewan border. This central location ensures it captures regional commercial traffic and solidifies its role as a premiere destination for business and services. Furthermore, it offers convenient logistical access to Alberta's major economic centres: Red Deer, Edmonton, and Calgary.



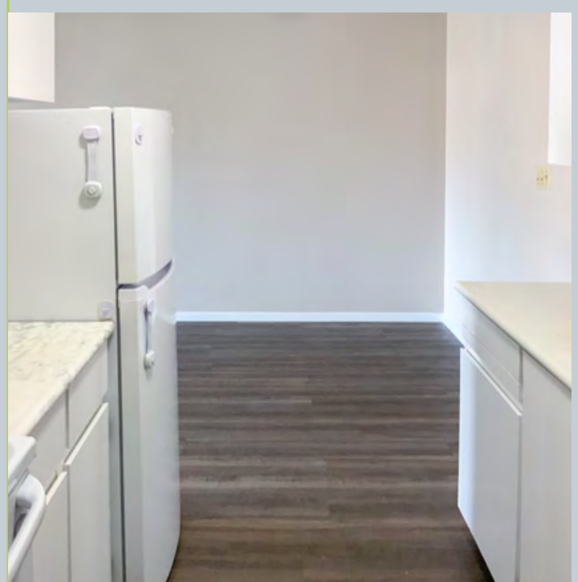
Drive Times

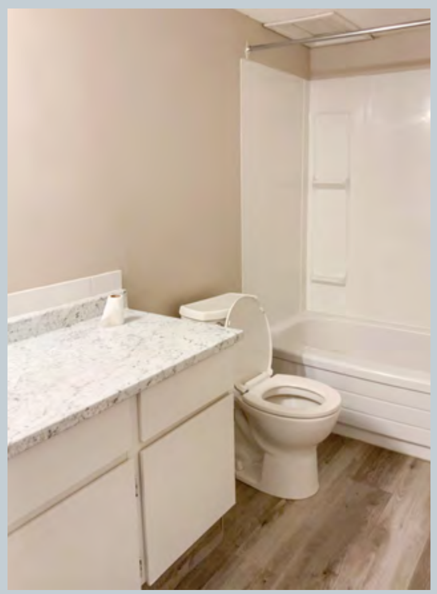
City of Camrose
58 Minutes

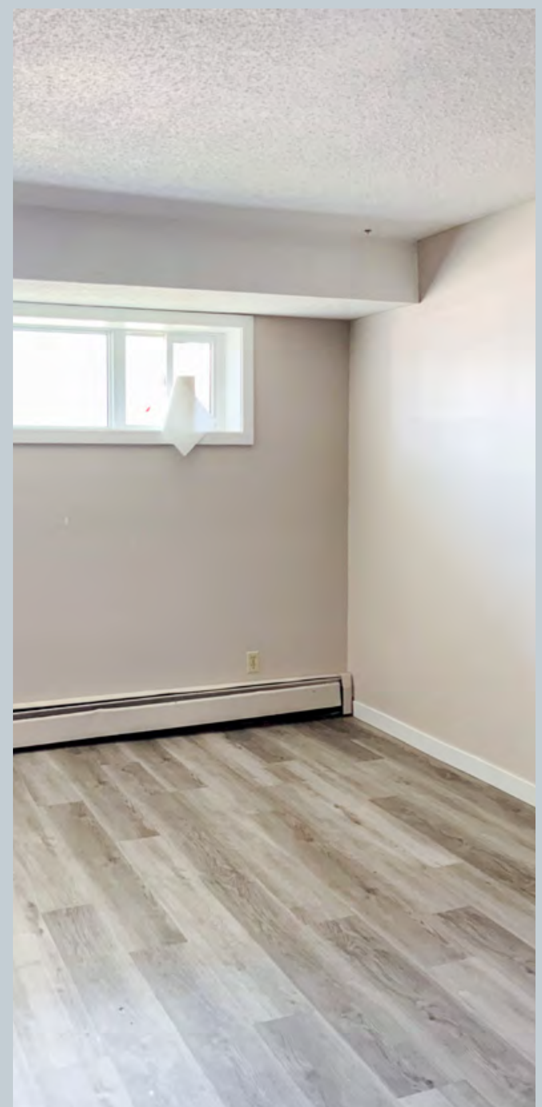
City of Red Deer
58 Minutes

City of Edmonton
2 Hours, 8 Minutes

City of Calgary
2 Hours, 20 Minutes







Hazelmoor Apartments

Municipal Address	6218 - 40 Avenue, Stettler, Alberta	
Legal Address	Plan 7821854, Block 9, Lot 20	
Neighbourhood	Grandview	
Year Constructed	1977	
Site Size	31,799 SF	
Construction Type	2.5-Storey, Wood-Frame, Walk-Up Apartment Building	
Suite Mix Breakdown	One-Bedroom	5* Suites
	Two-Bedroom	26 Suites
	Total Suites	**31* Suites**

*Workshop Suite Disclosure: One suite is currently configured as a workshop. The Vendor believes this suite to be a legal and conforming residential unit; however, conversion back to residential rental use may require renovations, drawings, and an application to the municipality for approval. Prospective purchasers should conduct their own due diligence regarding conversion requirements and costs.

Dominique Apartments

Municipal Address	6210 - 40 Avenue, Stettler, Alberta	
Legal Address	Plan 7821854, Block 9, Lot 21	
Neighbourhood	Grandview	
Year Constructed	1977	
Site Size	40,511 SF	
Construction Type	2.5-Storey, Wood-Frame, Walk-Up Apartment Building	
Suite Mix Breakdown	One-Bedroom	6 Suites
	Two-Bedroom	21 Suites
	Total Suites	**27 Suites**

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