

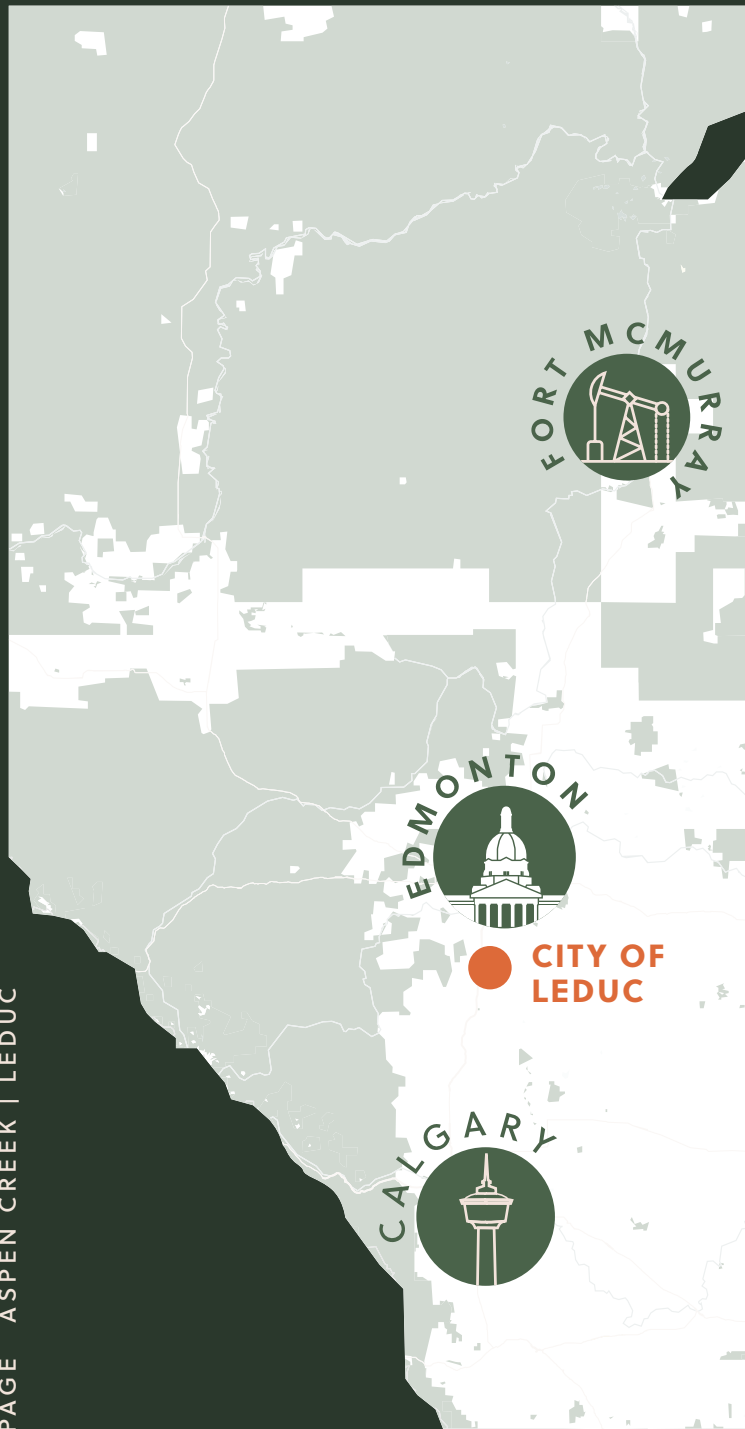
INVESTMENT OPPORTUNITY



aspen creek

Manufactured Housing Community in Leduc, Alberta, Canada





THE OFFERING

An opportunity to acquire an institutional quality and best-in-class manufactured housing community with 219 home sites.

Jones Lang LaSalle Real Estate Services, Inc. ("JLL" and/or the "Advisor") is pleased to present the opportunity to acquire **Aspen Creek** (the "Property" and/or "Offering"), a high quality, manufactured housing community comprised of 219 home sites, located in the City of Leduc, Alberta, Canada.

Leduc is nestled ten minutes south of the City of Edmonton and an approximately 30-minute drive from Edmonton's downtown core. In addition, Leduc is approximately 2.5 hour drive north of the City of Calgary, Canada's fourth largest metropolitan city.

Demand for manufactured housing continues to improve as new supply is limited. The asset class has experienced strong occupancy stability and rent growth. The compelling narrative created by favourable investment returns, and a growing need for affordable living options, results in Manufactured Housing Communities being a safe and stable asset class.

The Property is being offered with no list price and no formal bid date. The Vendor reserves the right to call for offers at a future date. All inquiries regarding the Property should be directed to the Advisors.





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4023 Aspen Way

LEDUC, ALBERTA

MUNICIPAL ADDRESS

219

HOME
SITES

33.22

SITE SIZE
(ACRES)

RMH

ZONING

2004

YEAR BUILT

5,311

AVERAGE
LOT AREA (SF)

\$723

AVERAGE
SITE RENT

100%

OCCUPANCY



All homes are
tenant owned



Tenants are
responsible for their
own electricity, gas,
water and cable



Garbage and
recycling is included
in rent



Water & sewer
services through the
City of Leduc



Community Centre
Amenity

INVESTMENT HIGHLIGHTS

Class-A, Highly-Amenitized Institutional MHC Product

The Offering represents a rare opportunity to acquire a Class-A, highly-amenitized, institutional MHC product in one of Alberta’s rapidly growing secondary markets.

- Aspen Creek sits on a total land size of approximately 33.22 acres, with an average lot size of 5,311 square feet (“SF”)
- Attractive curb appeal with professionally managed services during the spring to fall months
- Paved roadways, well-lit streets, concrete sidewalks as well as curb and gutter throughout the community
- Every pad has a concrete parking space and several sites have installed garages off the paved lanes
- High quality and well-maintained tenant mobile homes
- Professionally owned and managed since being developed in 2004 by Ownership

Ownership has placed an emphasis on attracting quality tenants and keeping the Property in significantly above-average condition compared to their competition.

- Since 2021, Ownership has invested approximately \$425K in capital expenditures consisting of asphalt repairs, tree removal, and general common area improvements.



Aspen Creek Community Centre

Aspen Creek features an impressive community center where homeowners and neighbours can gather to connect.

The Aspen Creek Community Centre includes a full kitchen, two washrooms, a gas fireplace, as well as couches, tables, and chairs. In addition, the Centre has a large, well-maintained green space located in front of the main entrance, an attractive exterior and interior design, and a veranda that wraps around the front of the Property.



ASPEN CREEK COMMUNITY CENTRE



INVESTMENT HIGHLIGHTS

Highly-Attractive Location

- The Property is located within Leduc's desirable Suntime neighbourhood. The community of Suntime boasts an array of amenities, services, green spaces, parks, schools, and recreational spaces.
- Leduc Recreation Centre is a short, nine-minute drive from Aspen Creek. Leduc Recreation Centre is a multi-purpose facility offering fitness classes, swimming pools, and ice rinks.
- The Property benefits from excellent connectivity, as the area is easily accessible via major roadways including Highway 2 (Queen Elizabeth II Highway) and Highway 39. Highway 2 is a major north-south highway corridor that provides access to Edmonton (northbound) or Calgary (southbound).

Notable Drive Times

- **Edmonton International Airport:** 10 Minute Drive
- **Town of Beaumont:** 23 Minute Drive
- **Downtown Edmonton:** 40 Minute Drive
- **City of St. Albert:** 48 Minute Drive
- **City of Red Deer:** 1 Hour & 15 Minute Drive
- **City of Calgary:** 2 Hours & 40 Minute Drive



Average Household Size
2.7

Average Household Income
\$155,399

Median Age
36.8

1 km radius



Retail Amenities

Leduc Common Shopping Centre

- | | |
|----------------------|------------------|
| ➤ Amore Pasta | ➤ PetValu |
| ➤ Canadian Brewhouse | ➤ PhoXpress |
| ➤ Canadian Tire | ➤ Planet Fitness |
| ➤ Chopped Leaf | ➤ Rona |
| ➤ COBS Bread | ➤ Sportchek |
| ➤ Dairy Queen | ➤ Staples |
| ➤ Dollarama | ➤ Subway |
| ➤ Jiffy Lube | ➤ TD Bank |
| ➤ Michael's | ➤ The Brick |
| ➤ M&M Meat Shops | ➤ Walmart |
| ➤ Original Joe's | ➤ Wing Snob |
| ➤ PetSmart | ➤ Winners |

Woodbend Market

- | | |
|--------------|---------------------------|
| ➤ BarBurrito | ➤ Shoppers Drug Mart |
| ➤ Dollarama | ➤ Tim Horton's |
| ➤ Loblaws | ➤ Vivo Liquor |
| ➤ McDonald's | ➤ Your Independent Grocer |
| ➤ Shell | |

Deer Valley Landing

- | | |
|------------------------|-------------------------|
| ➤ Co-op Gas & Car Wash | ➤ Starbucks |
| ➤ Kids Valley Day Care | ➤ WeCare Medical Clinic |

INVESTMENT HIGHLIGHTS

Durable & Growing Cash Flow

Strong demand has placed upward pressure on market rents, and as a result, there is a rental rate upside on renewals and new leases.



*Aspen Creek October 2026 Rent Roll



Map	Property Name	Address	Avg Rent	Not Included in Rent
1	Westview Village	10770 Winterburn Road NW, Edmonton	\$904	Power, Gas, Water, Cable
2	Maple Oak Ridge	1 Maple Ridge Drive NW, Edmonton	\$810	Power, Gas, Water, Garbage, Cable
3	Evergreen Community	724 Evergreen Park NW, Edmonton	\$810	Power, Gas, Water, Garbage, Cable
4	Jubilee Landing	Clover Bar Rd & Jubilee Dr, Sherwood Park	\$810	Power, Gas, Water, Garbage, Cable
5	Willow Park Estates	57 Avenue & 50 Street, Leduc	\$810	Power, Gas, Water, Garbage, Cable
6	Parkland Village	53222 RR #272, Spruce Grove	\$810	Power, Gas, Water, Garbage, Cable
COMPETITIVE SET RANGE			\$826	
ASPEN CREEK (IN-PLACE)			\$723	Power, Gas, Water, Cable

INVESTMENT HIGHLIGHTS

Resilient Asset Class with Strong Tailwinds

Within the last few years, some of the largest private equity firms, real estate investment firms, and institutional investors have been flocking to make investments in the manufactured home community market.

Some of the reasons for this move are:

- **Stable Tenant Base:** With the majority of tenants in the Manufactured Housing Communities (MHC) sector being downsizers and retirees, manufactured homes provide an option that costs up to 30% less than a conventional home.
- **Lack of New Supply:** There is a lack of new manufactured housing supply in Alberta; providing investors with limited competition for this type of asset.
- **Consistent Cash Flow:** Highly competitive amongst renters which allows operators to consistently benefit from strong occupancy and limited turnover. This supply and demand imbalance helps drive consistent year-over-year rent growth among this asset class.
 - » **Alberta manufactured housing communities benefit from stable demand, long resident tenure and limited new supply, which supports consistent occupancy and net operating income growth.**

Source: JLL Research, [Manufactured Housing Association BC](#)





INVESTMENT HIGHLIGHTS

Affordable Housing Alternative

- Aspen Creek offers an affordable housing alternative in its constrained market.
- As of 2026, more than 116,000 low-income Albertans live in affordable housing, supported by roughly 60,500 subsidized units. Upwards of approximately 24,000 individuals are on a waitlist.
Manufactured homes can be an excellent and affordable way to enter into home ownership.
- Manufactured Housing offers affordable housing to a key demographic, those who are priced out of conventional housing options. This has been amplified as housing costs have risen dramatically over the past five years. Alternative housing options cost 1.41x - 2.37x the cost of living at Aspen Creek.

Aspen Creek Average Lot Rent	Aspen Creek Assumed All-in Cost	MEDIAN LEDUC COST TO RENT	MEDIAN LEDUC COST TO OWN
\$723	\$1,272	\$1,715	\$1,790
	Premium to Aspen Creek	2.37X	1.41X

Assumptions:
Aspen Creek assumed all-in cost based on assumed \$115K home purchase with 20% down, 5.95% rate (prime 4.45% + 150 bps), 30-year amort.
Median Leduc cost to rent per CMHC average three-bedroom rent.
Median Leduc cost to own based on median home sale price (\$450,000), 20% down, 4.34% rate, 30-year amort.

INVESTMENT HIGHLIGHTS

Proximity to Major Economic Drivers within the Greater Edmonton Region

- Residents of Aspen Creek enjoy unparalleled connectivity to major job and retail centers in Leduc County, as well as Edmonton.
- Leduc County spans 105 kilometres (km) east to west and 32 km north to south, located immediately south of the City of Edmonton. Its ideal location close to major air, rail and road networks boasts one of the largest workforces in the Greater Edmonton Region.
- Key industries in Leduc County include agriculture, food processing, energy, transportation and logistics, and advanced manufacturing.
- The County is home to the Edmonton International Airport,
- Amazon’s second Fullfillment Centre in Alberta, and Premium Outlet Collection EIA.
- Major projects in Leduc County was valued at \$1.3 billion in 2025.
- The County supports a robust and diverse local economy with 1,048 businesses. In addition, the County is also home to the Nisku Business Park and Leduc Business Park. **Nisku Business Park and Leduc Business Park form the second largest energy manufacturing industrial park in North America and the largest in Canada.**
- Leduc County offers the lowest tax rates in the Edmonton Metropolitan Region. Leduc County also offers no provincial sales tax, no provincial capital tax, and no provincial payroll taxes.





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