

// INVESTMENT
OPPORTUNITY

FOR SALE

Multifamily Portfolio
Quesnel, BC



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Commercial Real Estate Advisors

INVESTMENT HIGHLIGHTS

A great opportunity to acquire a 100% secured rental apartment portfolio, totaling 44-units across 5 properties. Wonderfully positioned around all major retail, educational, and leisure amenities, this portfolio provides investors the opportunity to deploy various capex strategies throughout the buildings that will enable a clear path to income and investment yield growth.

- All properties are within a 1KM radius of each other
- Superior suite mix. Combined, there are 16 one-bedroom units, 10 two-bedroom units and 18 three-bedroom units
- Large lot sizes
- Efficient and long-standing professional management of all properties
- All leases are month-to-month
- Strong balance of tenant retention and tenant vacancy to enable continued rental income growth



PROPERTY DETAILS

\$1,799,900.00



PROPERTY DETAILS

CURRENT NUMBERS

Rental Income	\$164,076.00
Total Expenses	\$58,016.62
NOI	\$106,059.38
Cap Rate	5.89%

POST MAY 1st NUMBERS

Rental increase: 3.50%

Rental Income	\$169,818.66
Total Expenses	\$58,016.62
NOI	\$111,802.04
Cap Rate	6.21%

Civic Addresses: 655 Anderson Drive, Quesnel BC V2J 3K6

Legal Description: Block 6 District Lot 704 Cariboo District Plan 5248

PIDs: 013-648-241

Lot Size: -1.04 Acres

Zoning: RM-1

Year Built: 1976

Construction: Wood-frame

Units & Unit Mix: Sixteen townhouse style units (16), 4 two-bedroom and 12 three-bedroom units. All units have a ½ bath on the main floor and a full bath on the upper floor

Parking: 16 surface parking stalls.

PROPERTY DETAILS

\$899,000.00



CURRENT NUMBERS

Rental Income	\$72,408.00
Total Expenses	\$33,402.43
NOI	\$39,005.57
Cap Rate	4.34%

POST MAY 1st NUMBERS

Rental Income	\$83,333.28
Total Expenses	\$34,276.45
NOI	\$49,276.45
Cap Rate	5.46%

Civic Addresses: 284 Warden Street, Quesnel BC V2J 1C5

Legal Description: Lot A District Lot 704 Cariboo District Plan 21539

PIDs: 009-493-247

Lot Size: -12,440 SF

Zoning: RM-2

Year Built: 1973

Construction: Wood Frame and Brick

Units & Unit Mix: Ten (10) units, all one-bedrooms with one bathroom

Parking: 10 surface parking stalls.

PROPERTY DETAILS



\$849,000.00

CURRENT NUMBERS

Rental Income	\$92,040.00
Total Expenses	\$29,022.29
NOI	\$63,017.71
Cap Rate	7.42%

POST MAY 1st NUMBERS

Rental increase: 3.50%

Rental Income	\$95,261.40
Total Expenses	\$29,022.29
NOI	\$66,239.11
Cap Rate	7.80%

Civic Addresses: 945 Broughton Avenue, Quesnel BC V2J 1L5

Legal Description: Lot A District Lot 703 Cariboo District Plan 12221

PIDs: 004-554-914

Lot Size: ~31,136 SF

Zoning: RM-1

Year Built: 1963

Construction: Wood Frame

Units & Unit Mix: Eight (8) units, 2 three-bedroom one-bathroom units, and 6 two-bedroom one-bathroom units

Parking: 8 surface parking stalls.

PROPERTY DETAILS

\$450,000.00



CURRENT NUMBERS

Rental Income	\$29,040.00
Total Expenses	\$16,689.39
NOI	\$12,350.61
Cap Rate	2.74%

POST MAY 1st NUMBERS

Rental increase: 3.50%

Rental Income	\$30,056.40
Total Expenses	\$16,689.39
NOI	\$13,367.01
Cap Rate	2.97%

Civic Addresses: 805 Avison Avenue, Quesnel BC V2J 1G7

Legal Description: Lot b District lot 704 Cariboo District Plan 17272

PIDs: 011-541-091

Lot Size: ~7,345 SF

Zoning: RS-2

Year Built: 1969

Construction: Wood Frame

Units & Unit Mix: Six (6) units, all one-bedroom one-bathroom units

Parking: 6 surface parking stalls.

PROPERTY DETAILS

\$549,000.00



PROPERTY DETAILS

CURRENT NUMBERS

Rental Income	\$48,000.00
Total Expenses	\$19,260.99
NOI	\$28,739.01
Cap Rate	5.23%

POST MAY 1st NUMBERS

Rental increase: 3.50%

Rental Income	\$49,680.00
Total Expenses	\$19,260.99
NOI	\$28,739.01
Cap Rate	5.54%

Civic Addresses: 262/264 Baker Drive, Quesnel BC V2J 1T6

Legal Description: Strata Lot 1 District Lot 386 Cariboo District Strata Plan PG 38 & Strata Lot 2 District Lot 386 Cariboo District Strata Plan PG 38

PIDs: 004-855-507

Lot Size: ~11,265 SF

Zoning: RS-3

Year Built: 1965

Construction: Wood Frame

Units & Unit Mix: Four (4) units, all three-bedroom with ½ bathroom Master and one full bathroom

Parking: 4 surface parking stalls.

COMBINED FINANCIALS

QUESNEL PORTFOLIO		
INCOME	Current	Post May 1, 2024
655 Anderson - Rental Income	\$164,076.00	\$169,818.66
284 Warden - Rental Income	\$72,408.00	\$83,333.28
945 Broughton - Rental Income	\$92,040.00	\$95,261.40
805 Avison - Rental Income	\$29,040.00	\$30,056.40
262-264 Baker - Rental Income	\$48,000.00	\$49,680.00
Gross Income	\$405,564.00	\$428,149.74
EXPENSES		
Property Taxes	\$30,861.45	\$30,861.45
Insurance	\$30,541.00	\$30,541.00
Utility Taxes	\$22,740.52	\$22,740.52
Electric Bill - Common Area	\$471.66	\$471.66
Electric Bill - Laundry Room	\$1,444.32	\$1,444.32
Snow Removal	\$6,701.53	\$6,701.53
Garbage Removal	\$13,560.02	\$13,560.02
Lawn Care	\$3,690.76	\$3,690.76
Repairs & Maintenance	\$18,863.94	\$18,863.94
Property Management	\$32,445.12	\$34,251.98
Total Expenses	\$161,320.32	\$163,127.18
Net Operating Income	\$244,243.68	\$265,022.56
Asking Price	\$4,546,900.00	
Cap Rate	5.40%	5.83%
Expense Ratio	40%	38%

COMMUNITY & ECONOMIC DEVELOPMENT

Quesnel, British Columbia

Nestled halfway between the bustling centers of Williams Lake and Prince George, Quesnel stands out as a vibrant city that seamlessly blends urban amenities with the tranquility of nature.

Recent developments, including a state-of-the-art arena, upgraded playgrounds, main street revitalization, and ongoing commercial and residential construction, position Quesnel as a must-see gem in the Cariboo region.

Beyond its identity as a forestry town, Quesnel thrives with diverse opportunities. While the forestry sector remains a key employer, the city's economy is robustly diversified, with education, healthcare, agriculture, mining, and tourism playing pivotal roles.

Quesnel is where passion meets profession, attracting major manufacturers, entrepreneurs, and skilled professionals who have chosen the city as their home base. This influx ensures a broad spectrum of job opportunities and services within the community.



Walk Times:

Parks: **3-5 Minutes**
Grocery: **10 Minutes**
Schools: **5-10 Minutes**



Drive Times:

Gas Stations: **3 Minutes**
Downtown: **5 Minutes**
YQZ Airport: **10 Minutes**

Quesnel's Economic Development in Recent Years

- (2022) The reopening of the C&C Wood Products mill, which under new ownership (Kandola Forest Products) has brought 100 jobs into the town.
- (2023) Completed redevelopment of the GR Baker Hospital. Additional space, the latest technology, and adding an emergency and intensive care unit were part of the project. Overall cost: \$27 million
- (2023) Approval of the \$500,000 grant under the Rural Economic Diversification and Infrastructure Program. This grant will be used towards creating an Infrastructure master Plan which will update Quesnel's modeling of the water, stormwater, sewer, and transportation systems. With this grant, the Economic Development and Innovation team can identify existing and future improvement needs to these systems to further support the community's development goals, including identifying clean growth opportunities.
- (In the approval process) The Quesnel North-South Interconnector infrastructure project. The project proposes a new 3.7km section of Highway 97 from North Star Road to River Park Road. Estimated cost between \$350-\$500 million

Highway 97 is the major provincial transportation corridor in British Columbia providing connectivity as far south as the U.S. Border in Osoyoos to as far north as the Alaska U.S. Border along the Alaska Highway. The highway passes through many communities and opens BC's north to economic development in the province's natural resource sector. This highway is critical for the industries of Liquefied Natural Gas (LNG), forestry, oil and gas, mining, and supporting industries.

CONTACT

All qualified purchasers will be given data room access following execution of a [confidentiality agreement](#). Please contact the listing agents for pricing guidance.



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