

CMHC ANNOUNCES NEW MLI SELECT MORTGAGE INSURANCE PRODUCT

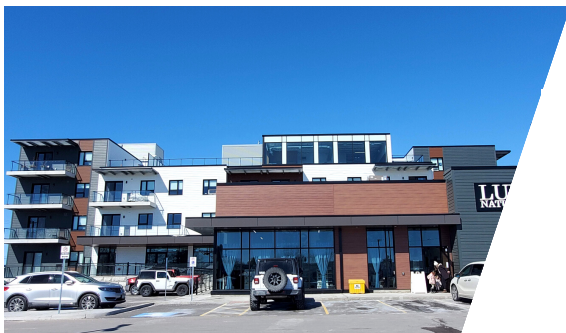
Different funding possibilities are offered by the new tiered points system depending on how strong the social results are for a given property. Three tiers of advantages are produced by the point-scoring system, with points awarded for:

- Leverage: Maximum leverage for existing properties has increased from 85% loan-to-value to 95% loan-to-value. Leverage for new construction projects continues at 95% loan-to-cost.
- Amortizations: From 40 years to 50 years, the maximum amortization permitted.

- Reductions in CMHC insurance premiums: Insurance rates have generally decreased, particularly for properties with positive social results.

Some of the finer features of this program have not yet been made public, and it is still possible that changes will be made as a result of feedback and the ironing out of details.

We suggest speaking with one of our agents who can walk you through the application process if you are interested in this program.



FOR SALE - EXETER

Exeter
62 + 2 Units
\$30,000,000

Located in south-west Ontario. Brand new Condominium style units. Tenants pay all utilities. Ensuite laundry in each unit. Ample onsite parking.



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Contact us to learn more about our unique and proven selling methods.

Our Mission Statement

We are a powerful united team dedicated to apartment buildings sales and passionately committed to helping our clients achieve their real estate goals by telling them the truth and using our proven non-traditional selling methods.



FOR SALE - TORONTO

Toronto
3 Units
\$1,599,000

AAA location, 10 second walk to the lake, 1 x 1bed, 2 x 2bed. Excellent Tenants, live in 1 unit and rent out the other 2. Hydro is separately metered and can be charged back to tenants on tenant turnover.



FOR SALE - WINDSOR

Windsor
22 Units
\$3,150,000
5.5% Cap Rate

This property located in Windsor has 22 units (1 x Bach, 21 x 1 bdrm) and is located near the Detroit River. It's less than 20 minutes to the United States/Canada border. Coin operated washer and dryer for additional income.



FOR SALE - ST.CATHERINES

St. Catherines
15 Units
\$2,400,000
5.7% Cap Rate

This well maintained 15 unit property in St. Catherines has (4 x Bach, 7 x 1bdrm, 4 x 2Bdrm) and 1 Commercial. Apprx 37% lift on overall rent roll. Large commercial unit can potentially be converted into a 2-bedroom unit. Tenants pay Hydro. 9 onsite parking.



FOR SALE - SOUTH RIVER

South River
6 + 3 Units
\$500,000
17.1% Cap Rate

This property has 5 residential units (1 x Bach, 2 x 1bdrm, 1 x 2bdrm) and 3 commercial and a house. Commercial Units Can Be Converted Into Residential. Two Residential Units Are Guttled Down To Studs And A Detached House Is Included On The Lot. Building Is Currently 90% Vacant.



JOIN OUR EMAIL LIST
TO GET NOTIFIED OF NEW PROPERTIES,
INCLUDING OFF MARKET LISTINGS.



Have you received an unsolicited offer and/or considering selling?

We can help in 2 ways, call us to:

1. Receive an offer on your property within 48 hours (87.4% of deals first put under contract successfully close)
2. Receive an updated valuation on your building



FOR SALE - THUNDER BAY

Thunder Bay
8 + 1 Units
\$999,000
6.8% Cap Rate

This 9 unit (2 x 1bdm, 5 x 2bed, 1 x 2bed plus Den, 1 x Commercial) property is located in booming Thunder Bay. Currently experiencing exponential growth. Tenants pay heat and hydro. 6 onsite outdoor parking for tenants. Common areas refinished, new lighting systems, and new windows.



FOR SALE - HUNTSVILLE

Huntsville
8 Units
\$1,600,000
5.5% Cap Rate

This 8 unit (3 x 1bdm, 4 x 2bed, 1 x 3bed) property is located in the sought after Muskoka region. 20% of units were renovated (new bathtubs, flooring, decks) 2021/22. Drilled artesian well system on-site, provides unlimited free water supply to the building and any other uses needed. Nearly 1 acre of land directly across the street from scenic Mary Lake.



FOR SALE - OSHAWA

Oshawa
20 Units
\$4,500,000

This 20 unit (6 x 1bdm, 14 x 2bed) property is located in Oshawa just 30 minutes east of Downtown Toronto. Significant upside potential on all rents. Ample onsite parking for tenants.

RENTAL MARKET SUMMARY

Apartments	Bach.(Avg. Rent)	1 Bdrm(Avg. Rent)	2 Bdrm(Avg. Rent)	3 Bdrm(Avg. Rent)
2022 Q4	\$2,072	\$2,503	\$3,178	\$4,183
2021 Q4	\$1,721	\$2,103	\$2,789	\$3,936
YoY % Chg	20.40%	19.00%	14.10%	6.30%



FOR SALE - COBOURG

Cobourg
13 Units

This 13 unit (4 x 1bed, 9 x 2bed) property is a rare opportunity to obtain one of Cobourg's most historic buildings. Great rental location close to beach, park and downtown. Good sized units with high ceilings.



SOLD - GUELPH

Guelph
60 Units
\$8,000,000

Located just South-west of Central Guelph. A 6 minute walk to Waterloo Avenue Park and a 4 minute drive to University of Guelph. Coin operated washers and dryers for additional income. Tenants pay hydro.



SOLD - LONDON

London
23 Units
Unpriced
Sold with 11 offers
on building.

This 23 unit (9 x 1bed, 14 x 2bed) investment property South-West of Downtown London. Under 10 minute drive to Highland Country Club. Coin operated washers and dryers for additional income. 26 parking spaces. New roof as of 2021.

SOLD IN JAN 2023-MAY 2023

21 Balfour Cres., Kitchener	15 units @ \$186,667	\$2,800,000
33 Flamborough Dr., Toronto	43 units @ \$209,302	\$9,000,000
294 Lorne Ave., Kitchener	30 units @ \$216,667	\$6,500,000
330 Clarence St., London	32 units @ \$112,500	\$3,600,000
86 Bedford Rd., Toronto	8 units @ \$281,250	\$2,250,000
383 Buena Vista Ave., Durham	6 units @ \$590,000	\$1,460,000
53 Dawes Rd., Toronto	13 units @ \$362,308	\$4,710,000
10-18 Esson St., Kitchener	38 units @ \$206,579	\$7,850,000

If we can be of any assistance for your multi-residential needs please do not hesitate to call us at **416-767-5500**

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