

Multi-Family Residential Investment Opportunity

Place St. Boniface Winnipeg, Manitoba

- ☑ 301 Goulet St.
(Parking Lot)
- ☑ 302 Goulet St.
- ☑ 306 Goulet St.
- ☑ 310 Goulet St.
- ☑ 325 Enfield Cres.
- ☑ 321 Enfield Cres.
- ☑ 301 Marion St.
- ☑ 305 Marion St.
- ☑ 311 Marion St.
- ☑ 315 Marion St.



October 2011
Exclusively represented by:

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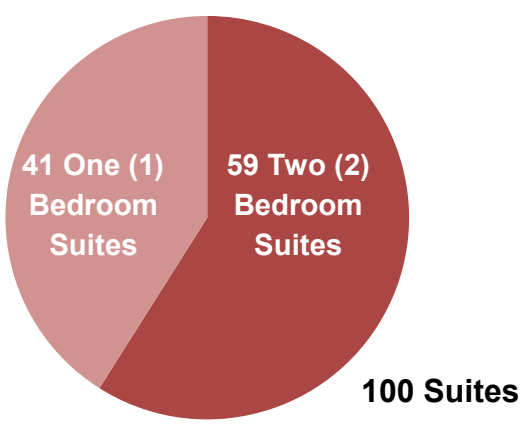
ASH
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- ◆ 9 Buildings
- ◆ 100 Suites
- ◆ 76 Parking Stalls
- ◆ 2.2 Acres ±
- ◆ \$2.5M rehab completed in 2003
- ◆ Projected 2011 stabilized NOI: \$379,000

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All of the information contained herein has been obtained from sources believed to be reliable. We have no reason to doubt its accuracy but cannot guarantee it. Wherever described, all measurements are approximate. This information does not purport to contain all of the information that a prospective purchaser may require. All prospective purchasers are advised to obtain independent verification of any information which is of material interest to them. The Property is presented on an "as is, where is" basis. This information is subject to errors, omissions, change of offering price/lease rates, or withdrawal without notice. A.S.H. Management Group Inc., broker, represents the Vendor in the offering of this Property.



The Process...

The Property is being presented utilizing a non priced bid process.

Property tours must be arranged through Jack S. Hurtig, Broker and Grant Stevenson, Broker, of A.S.H. Management Group Inc. ("ASH"). Property tours may be arranged between October 25, 2011 and November 4, 2011. Offers may be presented to ASH on, or before November 10, 2011, (the "Offer Closing Date"). Offers will be reviewed with the Vendor following the Offer Closing Date. The Vendor reserves the right to change the Process without notice and to reject any and all offers in its absolute and sole discretion.

A.S.H. Management Group Inc., broker, has been retained by the owner of Place St. Boniface, to act as their exclusive broker in the proposed sale of this 9 building, 100 suite apartment complex.

Located in the community of St. Boniface and just two (2) kilometers from Downtown, this property is surrounded by major traffic arteries in a lush green setting.

In 2003 the Owner completed a \$2.5M rehabilitation that transformed this property into a highly sought after location with virtually no vacancies from there on in.

Under Place St. Boniface's current market structure, a purchaser has a further opportunity to reposition this asset.

For further information, please return the Confidentiality Agreement to jhurtig@ashmanagementgroup.com; thereafter, an ID and password will be provided for access to the detailed Offering.

