

253-259 York/84 Nelson, Ottawa

Mixed use - 37 Residential Units, 1 Commercial Site
Plan & Zoning Approved for 16 units (phase 2) Total
of 53 Residential Units, 1 Commercial

**Investment opportunity in Downtown Ottawa!
Steps from Ottawa U and the Byward Market!**



Investment Highlights

Diverse Property Portfolio: The property features 37 residential units and one commercial space.

Ready for Expansion: Land to the east has received City of Ottawa Planning and Site Plan approval for an additional 16 units.

Potential for Increased Revenue:

- **Immediate Upgrade and Value-Add Opportunities:** Cosmetic renovations 14 of the existing 37 units, including new kitchens, are underway to yield higher rents by September 2024.
- **Continued Improvements:** Another 14 units are set for similar upgrades starting in September, enhancing future rental income.
- **Approved Expansion:** With all necessary approvals obtained, we are ready to add 16 more units, including two-bedroom and bachelor setups, boosting the property's capacity and appeal.

Flexible Financing: Vendor Take-Back (VTB) financing options are available, providing flexibility dependent on the purchase price.

Unit Type	Phase 1	Phase 2	Total	Mix (%)
Studio	10	14	24	44%
1 - Bed	13	-	13	24%
2 - Bed	5	2	7	13%
3 - Bed	4	-	4	7%
4 - Bed	3	-	3	6%
4 - Bed+	2	-	2	4%
Commercial	1	-	1	2%
Total Units	38	16	54	100%

PHASE 1

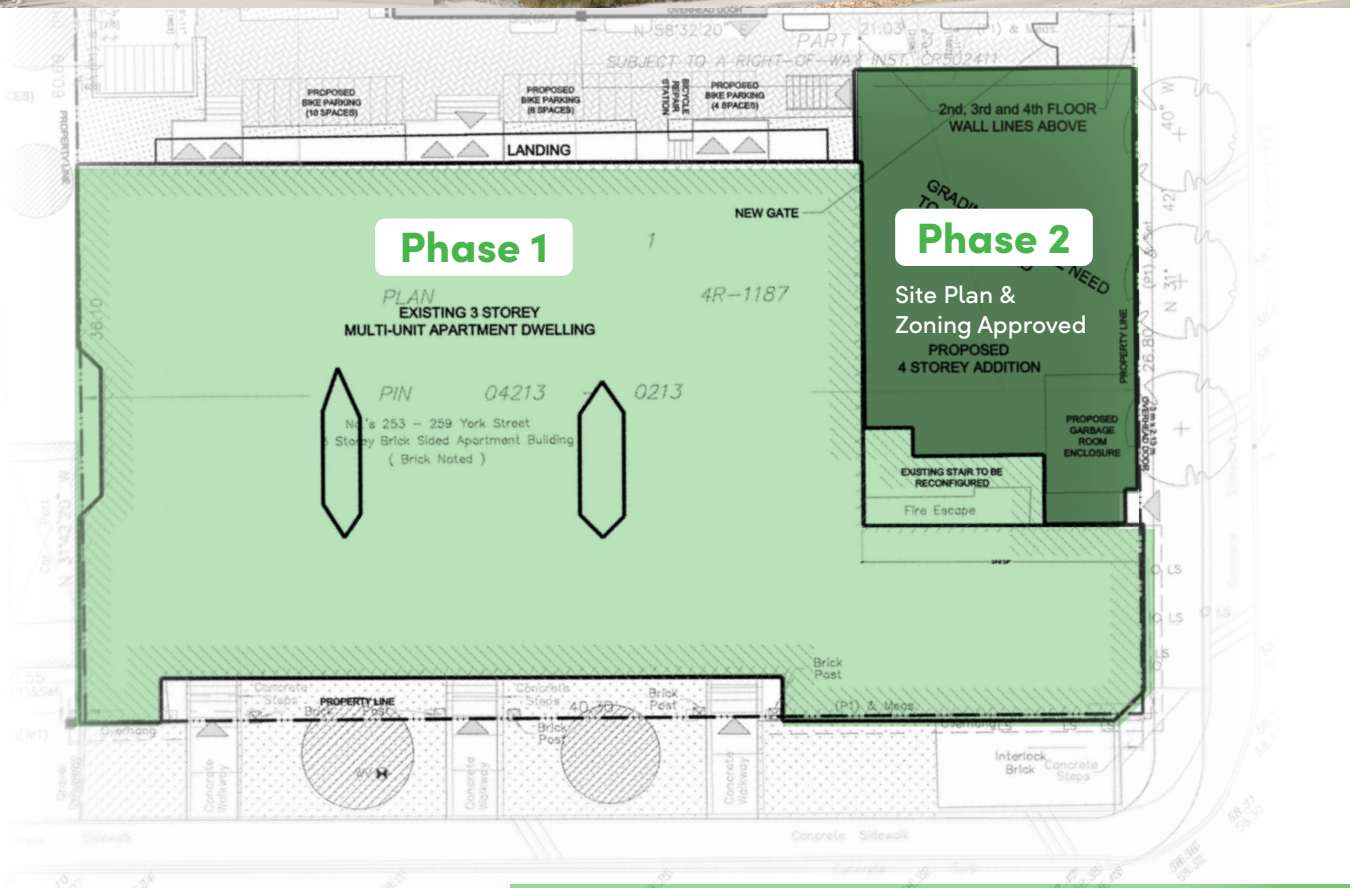
- Existing 38 Unit Building
- 253-259 York - Renovation
- Mix of Bachelors and 1-5 Bedroom

PHASE 2 (Site Plan and zoning approved)

- Future 16 Unit Extension
- 84 Nelson - Future Building Extension
- Mix of Bachelors and 2 Bedroom

- Units have separate hydro meters
- Located next to Byward Market
- On-site laundry / Indoor bike storage

Overview



253-259 York, 84 Nelson

253-257 York - Performance Summary

REVENUE	Monthly	Annual
Rent	\$93,317	\$1,119,807
Parking	\$2,000	\$24,000
Laundry	\$1,340	\$16,080
(-) Vacancy Allowance	-\$1,400	-\$16,797
Effective Gross Income	\$95,258	\$1,143,090

← Rent as of July 2024
(14 unit kitchen upgrade)

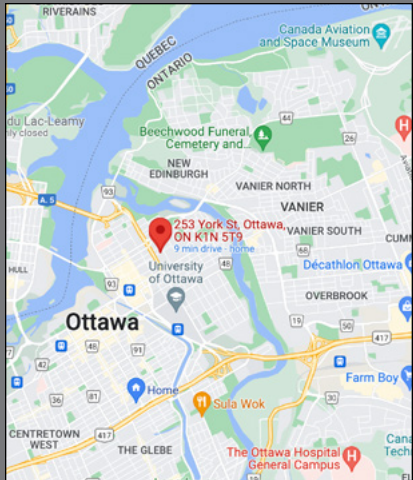
EXPENSES	% of ESG	Annual
Management Expense	3.50%	\$40,008
Realty Tax	6.72%	\$76,868
Utilities (2)	9.76%	\$111,587
Insurance	2.00%	\$22,862
General Admin., Ads	1.00%	\$11,431
Repairs, Maintenance	4.29%	\$49,032
Operating Expenses	27.28%	\$311,788

Floorplans

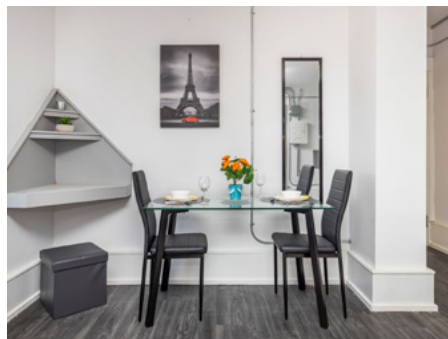
TOTAL OPERATING INCOME	72.72%	\$831,303
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Property Highlights

253 York	255 York	257 York		
11 units	10 units	16 units	Property Type	Mixed-Use
2x Bach	2x Bach	6x Bach	Units	37 Residential 1 Commercial
5x 1-Bed	3x 1-Bed	5x 1-Bed	Beds	66
1x 4-Bed	2x 2-Bed	1x 2-Bed	Utilities Incl.	yes
1x 5-Bed	1x 3-Bed	3x 3-Bed	Wifi Included	yes
	1x 4-Bed	1x 4-Bed	Furnished	yes
	1x 5-Bed		Demographic	Millennials
<ul style="list-style-type: none"> 93 Walk Score, 96 Bike Score, 86 Transit Score Secure building with Cameras, Intercom and Digital Locks 				



Property Photos - Existing Property



Click links below to see Virtual Tours

[253 - Unit 2 VR Tour](#)

[255 - Unit 2 VR Tour](#)

[257 - Unit 12 VR Tour](#)

[253 - Unit 4 VR Tour](#)

[255 - Unit 4B VR Tour](#)

[257 - Unit 15 VR Tour](#)

253-257 York - Furniture Refresh

Current Layout



After Refresh



84 Nelson - Performance Summary

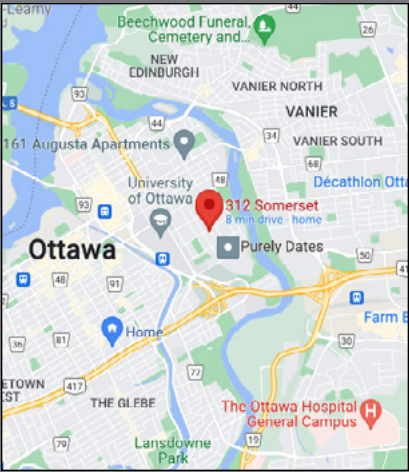
REVENUE	Monthly	Annual
Rent	\$32,950	\$395,400
Parking	\$-	\$-
Laundry	\$320	\$3,840
(-) Vacancy Allowance	-\$499	-\$5,989
Effective Gross Income	\$32,771	\$393,251

EXPENSES	% of ESG	Annual
Management Expense	3.50%	\$13,764
Realty Tax	9.00%	\$35,393
Utilities (2)	8.10%	\$31,853
Insurance	2.00%	\$7,865
General Admin., Ads	1.00%	\$3,933
Repairs, Maintenance	5.05%	\$19,852
Operating Expenses	28.65%	\$112,660

TOTAL OPERATING INCOME	71.35%	\$280,592
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[Floorplans](#)

Property Highlights

84 Nelson - Phase 2	Property Type	Residential	
Future Extension	Complete Date	TBD	
Site plan and zoning approved	Units	16 Units	
16 Units - 18 Beds	Beds	18 Beds	
14x Bachelor	Utilities Included	yes	
2x 2 Bedroom	Wifi Included	yes	
	Furnished	yes	
	Demographic	Millennials	

Location Highlights

