

Current Hotel Holdings



MONTREAL, QUEBEC

Hotel Jardins d'Antoine - 2024 Saint Denis

Acquired: March 2021

Unit breakdown

Small	Medium	Large	Commercial	Total Units
12	8	7	0	27

Digital Hotel

Cap Rate 7-8%

Target NOI: \$531,250



MONTREAL, QUEBEC

Hotel de Paris Annexe - 874 Sherbrooke

Acquired: November 2021

Unit breakdown

Small	Medium	Large	Commercial	Total Units
12	6	4	0	22

Digital Hotel

Cap Rate 7-8%

Target NOI: \$488,750



MONTREAL, QUEBEC

Hotel Espace Confort - 2048 Saint Denis

Acquired: December 2021

Unit breakdown

Small	Medium	Large	Commercial	Total Units
18	2	4	1	25

Digital Hotel

Cap Rate 7-8%

Target NOI: \$519,990



QUEBEC CITY, QUEBEC

Hotel Chateau des Tourelles - 212 St Jean

Acquired: September 2022

Unit breakdown

Small	Medium	Large	Commercial	Total Units
0	7	5	2	15

Digital Hotel

Cap Rate 8-9%

Target NOI: \$382,500

Current Holdings 2023



MULTIFAMILY

Purchase Price: \$1,675,000

As Complete: \$3,500,000

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
1	11	0	0	12

HAMILTON, ONTARIO

1 East 35th Street

Acquired: April 2019



MULTIFAMILY

Purchase Price: \$1,800,000

As Complete: \$3,500,000

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
1	11	0	0	12

WOODSTOCK, ONTARIO

226 Clarke Street North

Acquired: July 2019



MULTIFAMILY

Purchase Price: \$2,500,000

Approx. Value: \$3,500,000

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
0	0	12	0	12

BARRIE, ONTARIO

94 Sanford Street

Acquired: July 2020



MULTIFAMILY

Purchase Price: \$2,960,000

As Complete: \$7,000,000

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
1	11	10	0	22

HAMILTON, ONTARIO

112 St. Joseph's Drive

Acquired: January 2021

Current Holdings 2023



MULTIFAMILY

Purchase Price: \$2,040,000
As Complete: \$3,500,000

HAMILTON, ONTARIO

10 West Park Ave
Acquired: January 2021

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
0	6	6	0	12



MULTIFAMILY

Purchase Price: \$5,250,000
As Complete: \$8,000,000

BARRIE, ONTARIO

56 Donald Ave
Acquired: April 2019

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
0	9	9	0	18



MULTIFAMILY

Purchase Price: \$3,500,000
As Complete: \$8,000,000

TORONTO, ONTARIO

160 Dowling Ave
Acquired: May 2022

Unit breakdown

Bachelors	1 Bed	2 Bed	Garden Suite	Total Units
3	11	1	1	16



TOWNHOUSE DEVELOPMENT

Purchase Price: \$450,000
As Complete: \$6,300,000

ORILLIA, ONTARIO

1 East 35th Street
Acquired: April 2019

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
0	14	7	0	21

Current Holdings 2023



TOWNHOUSE DEVELOPMENT

Purchase Price: \$445,000

As Complete: \$4,000,000

Unit breakdown

Bachelors	1 Bed	2 Bed	3 Bed	Total Units
0	0	6	3	9

BARRIE, ONTARIO

81 Wellington St E

Acquired: February 2018



MULTIFAMILY

Purchase Price: \$1,150,000

As Complete: \$3,000,000

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
2	6	2	0	10

BARRIE, ONTARIO

4-8 Peel Street

Acquired: January 2018



MULTIFAMILY/DEVELOPMENT

Purchase Price: \$1,050,000

As Complete: TBD

Unit breakdown

Bachelors	1 Bed	2 Bed	3 Bed	Total Units
0	1	4	1	6

BARRIE, ONTARIO

123-129 Berczy

Acquired: November 2018



MIXED USE/DEVELOPMENT

Purchase Price: \$2,250,000

As Complete: TBD

Unit breakdown

Bachelors	1 Bed	2 Bed	Commercial	Total Units
0	0	2	2	4

MONTREAL, QUEBEC

2056 St. Denis

Acquired: September 2022

PIPELINE

City	Address	Asset Class	Price	1 Bed	2 Bed	Hotels	Comm	Total	
Montreal, QC	Signup for more info	Hotel	\$4,900,000	0	0	39	1	40	
	Signup for more info	Mixed Use	\$2,250,000	1	1	0	2	4	
Quebec City, QC	Signup for more info	Hotel	\$3,700,000	1	1	23	1	26	
	Signup for more info	Hotel	\$6,000,000	0	0	34	1	35	
Collingwood, On	Signup for more info	Hotel	\$3,700,000	0	1	23	0	24	
				\$20,550,000	2	2	62	4	129

HOTELS / COMMERCIAL PORTFOLIO

City	Address	Asset Class	1.5	2.5	3.5	4.5	5.5	Comm	Total
Montreal, QC	2024 St. Denis St.	Hotel	3	9	8	6	1	0	27
	874 Sherbrook St W.	Hotel	6	6	6	4	0	0	22
	2050 St. Denis St.	Hotel	0	18	6	0	0	1	25
Quebec City, QC	212 Rue Saint Jean	Hotel	0	0	7	5	0	2	14
			9	33	27	15	1	3	88

RESIDENTIAL PORTFOLIO

City	Address	Asset Class	Bach	1 Bed	2 Bed	3 Bed	4 Bed	Comm	Total
Barrie, On	4-8 Peel St.*	MUR	2	6	2	0	0	0	10
	123 Berczy St.*	SF	0	0	1	1	0	0	2
	129 Berczy St.*	SF	0	0	4	0	0	0	4
	81 Wellington St. E*	SF	0	0	0	0	1	0	1
	94 Sanford Ave.	MUR	0	0	12	0	0	0	12
	56 Donald St.	MUR	0	9	9	0	0	0	18
	9 Bowman Ave.	SF	0	1	1	1	0	0	3
Hamilton, On	1 East 35th St.	MUR	1	11	0	0	0	0	12
	10 West Park Ave.	MUR	0	6	6	0	0	0	12
	112 St. Joseph's Dr.	MUR	1	9	8	0	0	0	18
Montreal, QC	2056 St Denis St.*	Mixed Used	0	0	2	0	0	2	4
Orillia, On	86 James St.*	SF	0	0	0	0	1	0	1
Toronto, On	160 Dowling Ave.*	MUR	3	1	6	0	0	0	10
Woodstock, On	226 Clarke St. W	MUR	0	1	11	0	0	0	12
			7	44	62	2	2	2	119