



## Multi-Family Building Portfolio

Braemar Court, Ridgemont Apartments, California Gardens  
BURNABY & COQUITLAM, B.C.



**Terry Harding**  
Vice President  
604 691 6615  
[harding@naicommercial.ca](mailto:harding@naicommercial.ca)

**Jackson Tang**  
Associate  
604 691 6680  
[jackson@naicommercial.ca](mailto:jackson@naicommercial.ca)

**NAI Commercial**

Commercial Real Estate Services, Worldwide.

Multi-Family Investment

**NAI Commercial**  
#100 – 535 Thurlow Street  
Vancouver BC V6E 3L2

[www.naiccommercial.ca](http://www.naiccommercial.ca)

# Multi-Family Building Portfolio



## Braemar Court

600 Smith Ave  
Coquitlam, B.C.



## California Gardens

8357 10th Ave,  
8350 & 8353 11th Ave  
Burnaby, B.C.



## Ridgemont Apartments

1117 Ridgeway Ave  
Coquitlam, B.C.

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# Portfolio Highlights

NAI Commercial and the Multi-Family Team are now representing Boardwalk Equities (B.C.) Inc. as the Exclusive Marketing Agents for the sale of California Gardens, Braemar Court and Ridgemont Apartments located in Burnaby and Coquitlam, British Columbia.

- Extensive capital improvement on all buildings.
- Over \$3.2 Million spent in the last 4 years
- Exceptional Unit Mix - 88% are two and three bedroom
- First time portfolio offer
- Can be purchased as portfolio or individually
- 98% Occupancy Rate for September 2010 and excellent tenant profile
- New financing opportunity will allow placement of loan with attractive rate
- 216,740 sq ft of Net Rentable area
- Potential upside in rent



# Property Highlights

## California Gardens

- Extensive capital improvements on all three buildings
- Excellent suite mix—over 90% are 3 bedrooms
- Garden style apartment building with beautiful landscaping
- Separate titles on each building—can be sold separately in the future for easy resale.
- Located in a tranquil, residential neighbourhood
- Easy access to Simon Fraser University and Douglas College
- The majority of suites have been upgraded with no deferred maintenance
- 2.66 acre lot size



# Property Highlights

Braemar Court

## Braemar Court

- Excellent location near Lougheed Town Centre and SkyTrain
- Large 2.81 acre lot (122,430 sq. ft.)
- Easy access to Simon Fraser University and Douglas College
- 17 minute ride to downtown via SkyTrain
- Excellent suite mix with 2 & 3 bedrooms
- Major capital improvement
- New financing opportunity will allow placement of loan with attractive rates
- Amenities include swimming pool and sauna



# Property Highlights

## Ridgemont Apartments

- Excellent location across from shopping plaza with Safeway and public transportation
- Easy access to Simon Fraser University and Douglas College
- All suites have a patio or a balcony
- New financing opportunity will allow placement of loan with attractive rates
- Building has elevator and secured underground parking
- Excellent suite mix—28 one-bedroom and 13 two-bedrooms
- New Laars Pennant CH hydronic boiler

