

# UNIQUE INVESTMENT OPPORTUNITY FOR SALE

New Construction | 118 Suites

Sawmill Flats | 8 & 12 Jack Crescent, Arnprior, ON



## OVERVIEW:

Year Built: 2022-2023

Net Rentable Square Footage: 102,258

Number of Suites: 118

Acreage:

» 8 Jack Crescent: 1.58 Acres

» 12 Jack Crescent: 1.53 Acres

Sale Price: Unpriced



## PROPERTY HIGHLIGHTS:

**Sawmill Flats:** vibrant residential community tailored to retirees in Arnprior, Ontario.

- » Arnprior is the second-fastest growing community in eastern Ontario.
- » 60% of tenants are coming from The Ottawa Metropolitan, leaving the high-paced city life behind.
- » 8 Jack Crescent: 4-storey apartment building containing 59 units
  - » Began lease-up in the spring of 2022, now over 50% leased
- » 12 Jack Crescent: 4-storey apartment building containing 59 units
  - » Occupancy projected for the summer of 2023
- » The Lodge: a 4,000 Sq. Ft. luxury amenity clubhouse which includes:
  - » Full-service fitness center
  - » Furnished patio & BBQ area
  - » Meeting room next to leasing office
  - » Lounge area and kitchen/bar area with game room

**Monthly Rent Includes:**

- » One parking space per unit
- » One 5'9" x 4'5" storage space in the basement

**Monthly Rent Does Not Include The Following:**

- » On-site electric vehicle charging
- » Heat, hydro, water, & internet
- » Additional parking spaces

**Each Unit Features:** 6 high-end appliances, custom blinds for all windows, in-suite laundry, private balcony, high-quality vinyl plank flooring, quartz countertops, large closets, large double sink, tiled bathtubs and showers, and wheelchair accessible.



**Sign attached CA & return to [Jonathan.Rego@RockAdvisorsInc.com](mailto:Jonathan.Rego@RockAdvisorsInc.com) to receive the confidential information memorandum and access to the data room.**

# UNIQUE INVESTMENT OPPORTUNITY FOR SALE

New Construction | 118 Suites

Sawmill Flats | 8 & 12 Jack Crescent, Arnprior, ON



## UNIT MIX:

Sawmill Flats 1: Unit Mix			
Unit Type	Unit Count	Avg. Monthly Rent*	Avg. Sq. Ft.
1-Bed	3	\$2,299	710
1-Bed + Den	26	\$2,363	774
2-Bed 1-Bath	6	\$2,672	904
2-Bed 2-Bath	24	\$2,917	978
<b>Total</b>	<b>59</b>	<b>\$2,616</b>	<b>867</b>

\*Monthly rent for building 1 is an average of projected and achieved rents at the current state of lease up.

Sawmill Flats 2: Projected Unit Mix			
Unit Type	Unit Count	Projected Avg. Monthly Rent*	Avg. Sq. Ft.
1-Bed	3	\$2,345	710
1-Bed + Den	26	\$2,410	774
2-Bed 1-Bath	6	\$2,725	904
2-Bed 2-Bath	24	\$2,975	978
<b>Total</b>	<b>59</b>	<b>\$2,668</b>	<b>867</b>

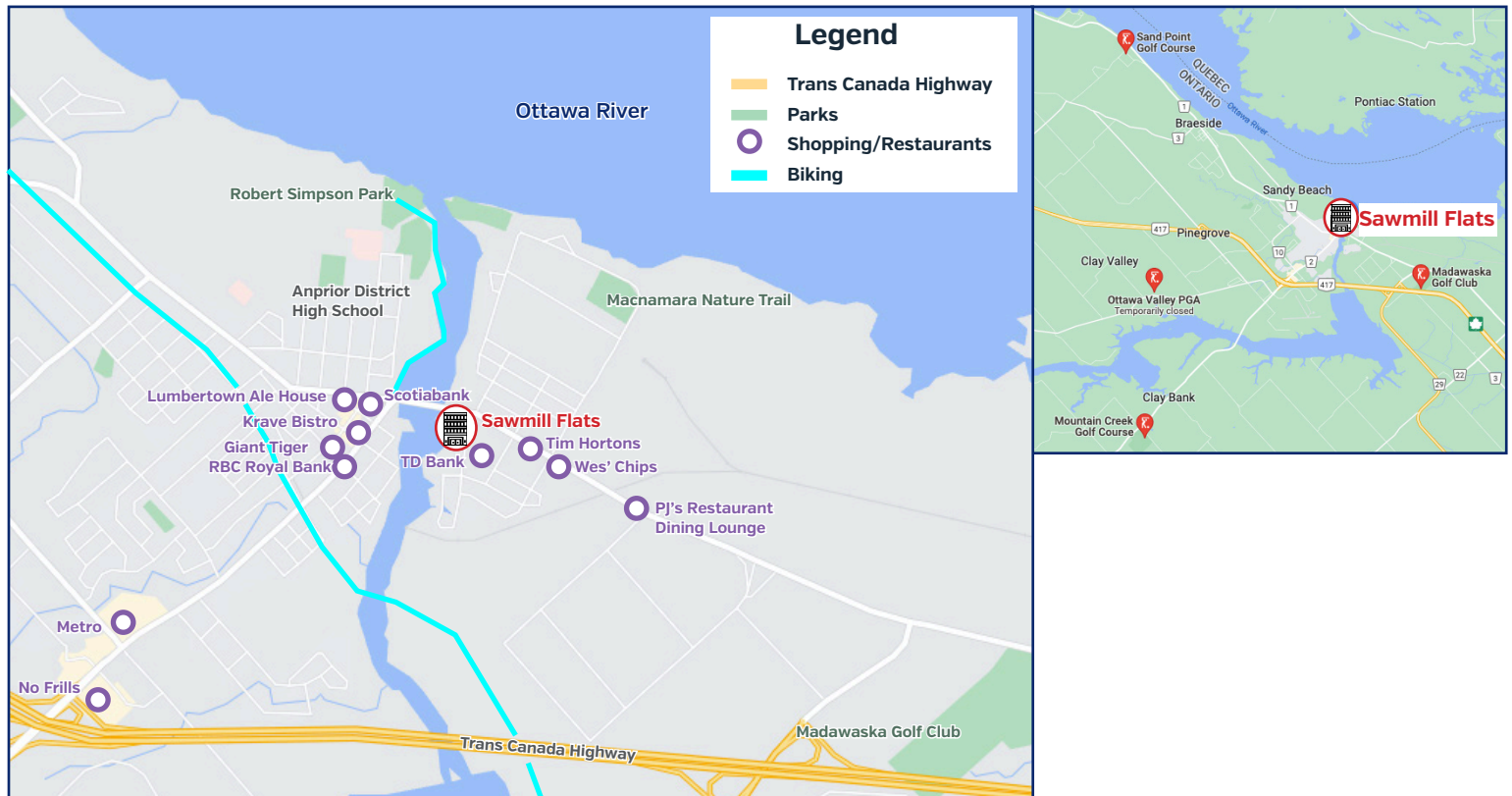
\* Monthly rent for building 2 is projected off the monthly rent in building 1, with a 2% annual increase.

## LOCATION:

Located at the corner of Madawaska Boulevard and Jack Crescent:

- » 3km from Trans Canada Highway and Ottawa Road 29, providing access to neighboring municipalities
- » Multiple retailers, services, and other commercial amenities within a 1km radius
- » Pristine waterfront views of the Ottawa River

## AREA MAPS:



**Sign attached CA & return to [Jonathan.Rego@RockAdvisorsInc.com](mailto:Jonathan.Rego@RockAdvisorsInc.com) to receive the confidential information memorandum and access to the data room.**