

INVESTMENT  
OPPORTUNITY

VICTORIA

# TERRACE GREEN

180

CROFT STREET  
VICTORIA, BC

## SALIENT DETAILS

Land Area*	<b>40,560 sf</b>
Land Use Policy	<b>Urban Residential (2.0 FAR)</b>
Year Built	<b>1973</b>
Building Structure	<b>Wood-Frame</b>
Building Height	<b>4 Storeys</b>
Rental Suites	<b>60</b>
Average Suite Size	<b>679 sf</b>
Net Rentable Area	<b>40,728 sf</b>
Yr. 1 GPR**	<b>\$955,385</b>

\*Approximate \*\*Gross Potential Revenue



## ASSET SUMMARY

Suite Mix	<b>Bachelor = 13 One Bedroom Suite = 28 Two Bedroom Suites = 3 Three Bedroom Suites = 16</b>
Laundry	<b>Common</b>
Heat	<b>Natural Gas Fired Boiler, Floor Radiant Heat</b>
Elevator	<b>Hydraulic</b>
Parking	<b>Surface Stalls</b>



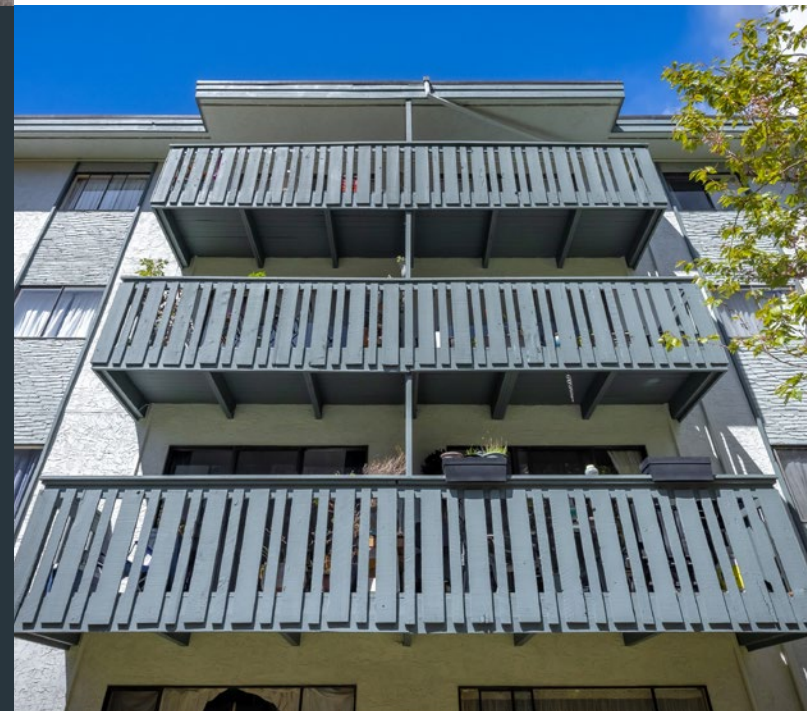
## PROPERTY & SUITE UPGRADES

Summary of Capital Improvements and Suite Upgrades Available in C&W Data Room



## THE PROPERTY

Terrace Green Apartments is a three-storey, wood-framed low-rise apartment block which houses 60 rental suites comprised of approximately 40,728 sf of rentable area situated on an expansive 40,560 sf lot. The building is maintained to an exceptional standard benefiting from consistent capital upgrades being applied to the asset. The Property is located in the picturesque James Bay neighbourhood, just south of downtown Victoria and known for its waterfront views, historic charm, and vibrant community space. Nearby landmarks include the iconic British Columbia Parliament Building, the Empress Hotel and Victoria's famous inner harbour.



# RENT ROLL SUMMARY

Unit Type	# of Units	Total NRA	Avg Size/Unit	Total Monthly Rent	Avg Rent PSF/Month	Avg Rent Per Unit	Total Annual Rent	Average Market Rent/Unit/Mo.	Average Market Rent/SP/Mo.	Market-to-Market (%)
Bachelor	13	5,792 sf	446 sf	\$14,727	\$2.64	\$1,133	\$176,722	\$1,877	\$4.30	66%
1 Bed	28	18,582 sf	664 sf	\$32,294	\$1.77	\$1,153	\$387,528	\$2,200	\$3.40	91%
1 Bed + Den	3	2,337 sf	779 sf	\$3,939	\$1.69	\$1,313	\$47,262	\$2,400	\$3.08	83%
2 Bed	16	14,017 sf	876 sf	\$27,540	\$1.97	\$1,721	\$330,483	\$2,800	\$3.20	63%
<b>Total</b>	<b>60</b>	<b>40,728 sf</b>	<b>679 sf</b>	<b>\$78,500</b>	<b>\$1.93</b>	<b>\$1,308</b>	<b>\$941,995</b>	<b>\$2,300</b>	<b>\$3.39</b>	<b>76%</b>

\*Detailed analysis available in the CW data room upon receipt of a signed CA



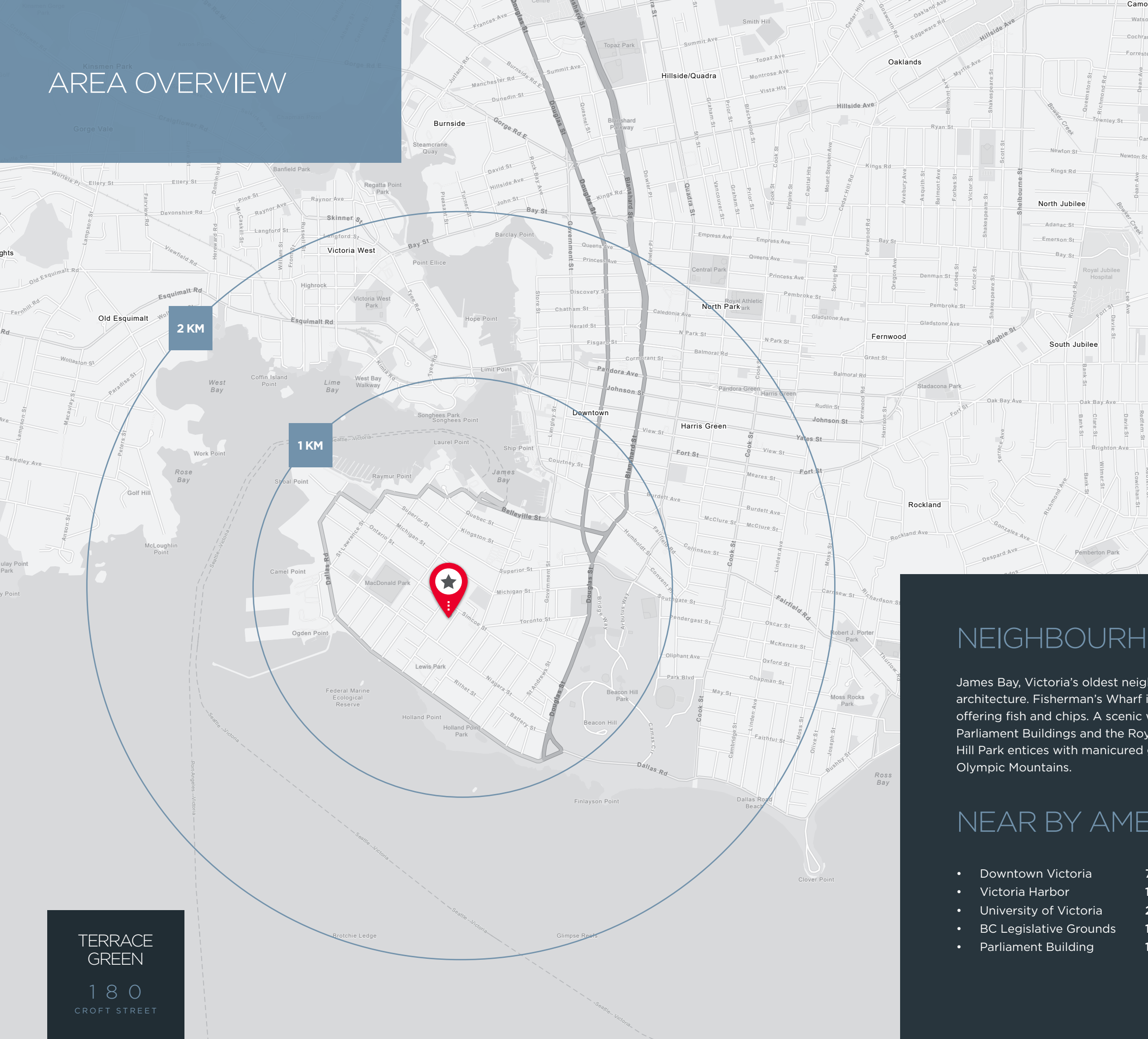
TERRACE GREEN

180 CROFT STREET

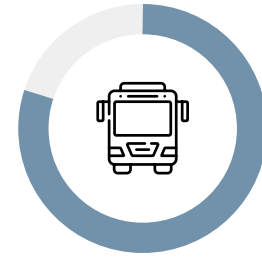
## FINANCIAL FAST FACTS

Potential Gross Revenue	Standardized Operating Expense Forecast	Operating Expense Ratio	Net Income	Rental Revenue Mark-to-Market Forecast
<b>\$955,385</b>	<b>\$320,693</b>	<b>34%</b>	<b>\$624,183</b>	<b>76%</b>

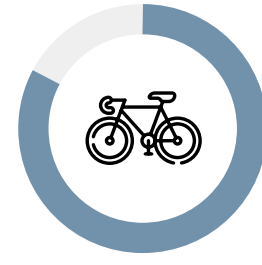
# AREA OVERVIEW



Walk Score  
**90**  
WALKERS PARADISE



Transit Score  
**78**  
EXCELLENT TRANSIT



Bike Score  
**83**  
VERY BIKEABLE

## NEIGHBOURHOOD PROFILE

James Bay, Victoria's oldest neighborhood, boasts a picturesque waterfront and enchanting Victorian architecture. Fisherman's Wharf is a hub of activity, with colorful float homes and quaint kiosks offering fish and chips. A scenic waterfront path guides visitors to iconic landmarks like the 1898 Parliament Buildings and the Royal BC Museum, renowned for its historical exhibits. Nearby Beacon Hill Park entices with manicured gardens, a charming petting farm, and sweeping vistas of the majestic Olympic Mountains.

## NEAR BY AMENITIES

- Downtown Victoria **7 minute drive**
- Victoria Harbor **14 minute walk**
- University of Victoria **20 minute drive**
- BC Legislative Grounds **10 minute walk**
- Parliament Building **10 minute walk**

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FOR SALE

TERRACE  
GREEN

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