

FOR SALE

MULTIFAMILY INVESTMENT OPPORTUNITY OF SCALE

HOLDOM PLACE

281 HOLDOM AVENUE, BURNABY, BC

RARE OPPORTUNITY TO ACQUIRE A 90-SUITE MULTIFAMILY INVESTMENT PROPERTY SITUATED ON A 1.7 ACRE CORNER LOT IN NORTH BURNABY



SALIENT DETAILS

Address	281 Holdom Avenue, Burnaby, BC
PID	006-497-985
Year Built	1973
Lot Area*	74,260 sf
Zoning	RM3
Suite Mix	41 x 1 Bedroom 44 x 2 Bedroom 5 x 3 Bedroom
Total Rental Suites	90
Net Rentable Area*	68,645 sf
Average Suite Size*	763 sf
Parking	89 Secured Underground Stalls
In-Place Average Rent PSF	\$1.80
Net Operating Income	\$990,578
List Price	\$27,000,000
Cap Rate	3.67%
Price per SF NRA	\$393

*Approximate

THE OFFERING

Cushman and Wakefield ULC is pleased to present to the investment market on an exclusive basis on behalf of the Vendor, a 100% freehold interest in 281 Holdom Avenue, Burnaby, BC (the "Property"). Otherwise known as Holdom Place, the 90-suite rental building is underpinned by a sprawling 1.7-acre lot. The Property's suite mix comprises a healthy mix of 41 one-bedroom, 44 two-bedroom, and 5 three-bedroom units. Holdom Place features larger than typical suite sizes boasting an average of 763 square feet for a total net rentable area of 68,645 square feet. The four-storey, wood-framed building was constructed in 1973 by the property's current ownership group and has since been asset and property managed by the same.



INVESTMENT HIGHLIGHTS

SCALED INVESTMENT OPPORTUNITY

The 90-unit wood-framed apartment building sits on approximately 1.7 acres of land offering purchasers a rare opportunity to acquire a well-located, value-add investment property of scale.

NEVER BEEN SOLD

Holdom Place was built by the current ownership group and has been pridefully owned and operated by the same group ever since.

STRATEGIC LOCATION

Steps from Hastings Street, Holdom Place provides immediate connectivity to the North Shore, the surrounding Metro Vancouver region, and Downtown Vancouver.

PROXIMITY TO SIMON FRASER UNIVERSITY

BC's second largest university is a short 6-minute drive and on a direct transit route from the Property creating steady rental demand from a pool of high-quality tenants.

CONSIDERABLE INCOME GROWTH POTENTIAL

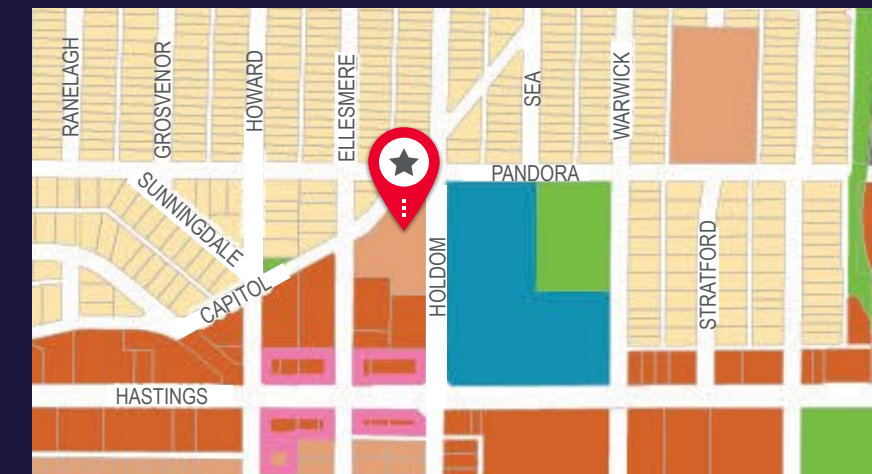
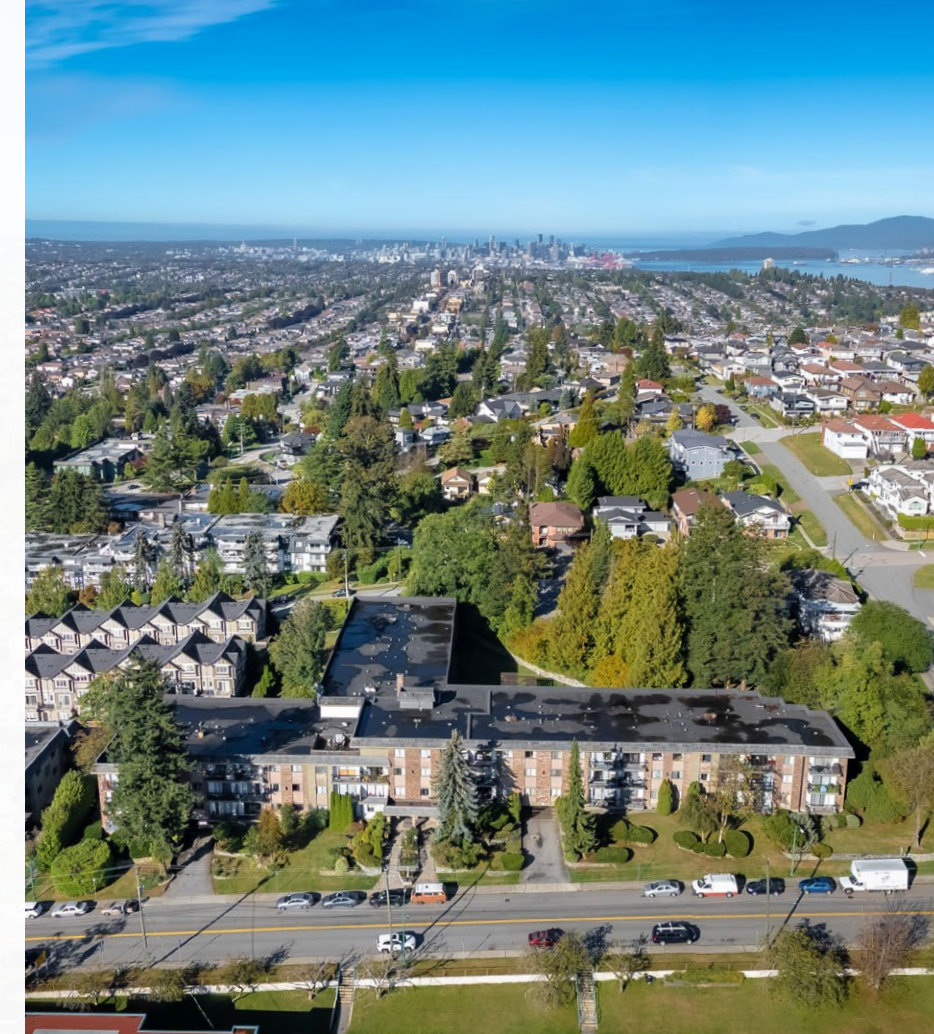
Rental rates at the property are averaging \$1.80 per square foot providing investors a projected 80% revenue upside upon tenant turnover and suite renovation.

HISTORY OF BUILDING UPGRADES

A number of building upgrades have been undertaken in the past 15 years including roof, balconies, building re-piping, and elevator modernization.

THOUGHTFULLY DESIGNED UNIT PLANS

Suite mix consists of large one, two, and three bedroom units with all two and three bedroom units featuring en-suite bathrooms



LAND USE

Current Zoning	RM3
Current Land Use Policy	Existing medium density apartment area
Burnaby 2050 OCP Land Use Designation	Low Rise Apartment 1 - Residential (4 storeys)

AREA OVERVIEW



15+
RESTAURANTS AND CAFÉS
within a ten-minute walk



5km
from BC's 2nd Largest University



2
MAJOR BUS ROUTES
with Bus Stops Located Less
than 200m from the Property

NEIGHBOURHOOD PROFILE

Burnaby North is a vibrant and diverse community offering a blend of urban amenities and natural beauty. Stretching from Boundary Road to Burnaby Mountain and bordered by Burrard Inlet and Lougheed Highway, Burnaby North provides easy access to shopping and convenience districts such as The Heights, Brentwood Mall, and BC's largest shopping center: Metropolis at Metrotown. Outdoor enthusiasts can enjoy numerous parks and recreational facilities, such as Burnaby Lake Park and scenic trails on Burnaby Mountain. Steps to Hastings Street and access to Highway one offers immediate connectivity to downtown Vancouver and the Fraser Valley.

NEARBY AMENITIES

- | | | | |
|---------------------------|----------------|---------------------------|-----------------|
| • Daycare/school | 2 minute walk | • Simon Fraser University | 6 minute drive |
| • Kensington Park | 5 minute walk | • North Shore | 10 minute drive |
| • Holdom Skytrain Station | 4 minute drive | • Burnaby Hospital | 12 minute drive |
| • Brentwood Mall | 5 minute drive | • Downtown Vancouver | 18 minute drive |
| • Burnaby Mountain | 6 minute drive | | |

SIMON FRASER UNIVERSITY

Simon Fraser University (SFU) is a prestigious institution renowned for its academic excellence and innovative research. As one of British Columbia's leading universities, SFU consistently ranks among the top comprehensive universities in Canada. Its unique location atop Burnaby Mountain offers stunning views and a serene learning environment.

SFU offers a diverse range of programs, including over 100 undergraduate majors and joint majors, more than 45 graduate programs, and numerous professional development options. Over the past five years, enrollment has grown steadily. Between 2018 and 2023, SFU's enrollment expanded by approximately 4,000 students, representing roughly 12% growth during this period.

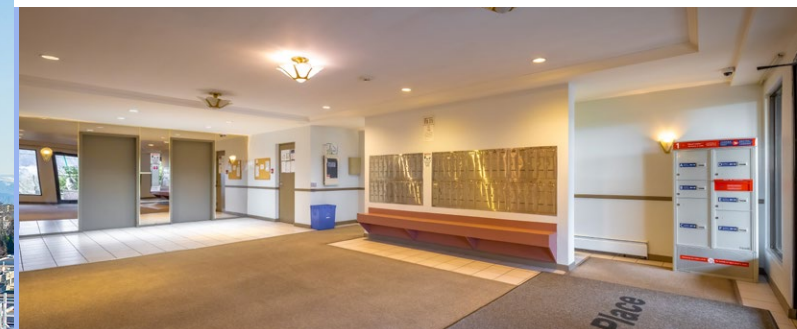
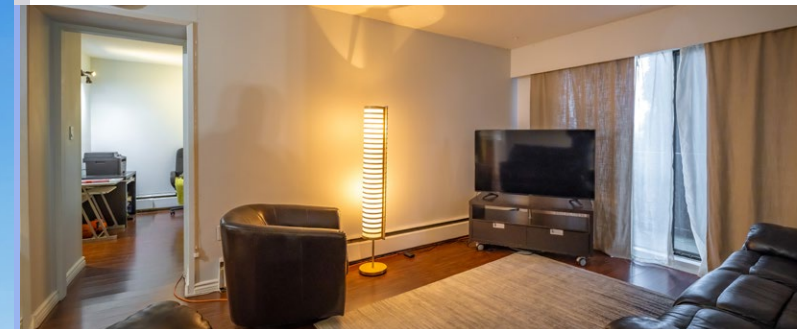
Due to its limited building space on Burnaby Mountain, SFU faces a significant shortage of student housing. This scarcity has led to a high number of commuters living just beyond the campus perimeter. The strong demand from students seeking accommodation drives up rental rates in the surrounding areas. Property owners benefit from this dynamic, as it ensures a consistent pool of potential tenants—students seeking leases that typically align with their academic terms—resulting in regular turnover and enabling rental prices to remain competitive within the market.



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/SF/Mo.
1 Bed	41	25,835 sf	630 sf	\$51,819	\$2.01	\$1,264	\$621,828	\$2,250	\$3.57
2 Bed	44	37,600 sf	855 sf	\$63,421	\$1.68	\$1,441	\$761,052	\$2,594	\$3.04
3 Bed	5	5,210 sf	1,042 sf	\$8,130	\$1.56	\$1,626	\$97,560	\$3,200	\$3.07
Total	90	68,645 sf	763 sf	\$123,370	\$1.80	\$1,371	\$1,480,440	\$2,471	\$3.24

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



FINANCIAL FAST FACTS

Potential Gross Revenue	Standardized Operating Expense Forecast	Operating Expense Ratio	Yr. 1 Net Income	Rental Revenue Mark-to-Market Forecast
\$1,507,725	\$502,070	34%	\$990,578	80%

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