

Exhibit A:






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1426 23 Avenue NW

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1426 23 Avenue NW  
Calgary, Alberta T2K1M5  
MLS® Number: A2284605

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★ Highlights
🏡 Neighbourhood
📊 Statistics
📐 Calculators

**Listing Description**

Wilderness Ridge offers a rare opportunity to acquire an institutional-quality, 24-unit purpose-built townhome community that is fully leased and backs directly onto Confederation Park, within Calgary's mature, inner-city Capitol Hill community. For REITs and institutional owners Wilderness Ridge can enhance a portfolio providing relative yield, liquidity, and durable rental demand fundamentals. Wilderness Ridge is positioned as a core-plus acquisition with in-place cash flow and the potential to enhance performance through rental optimization over time (see rent-to-market analysis / lease rollover profile). Newly completed in 2020, the Property has produced a stable operating history and out-performed occupancy and revenue expectations supported by its incredible park-side location, strong connectivity to Downtown, major transportation routes, post-secondary institutions (UofC and SAIT), and year-round outdoor recreation. The Property is being offered with attractive CMHC financing in place. Detailed APOD, plans and financial info available on request to qualified buyers. (31631406)

**Property Summary**

<b>Property Type</b> Multi-family	<b>Building Type</b> Multi-Family	<b>Stores</b> 2	<b>Community Name</b> Capitol Hill
<b>Subdivision Name</b> Capitol Hill	<b>Title</b> Freehold	<b>Land Size</b> 3020 m2/21,780 - 32,669 sqft (1/2 - 3/4 ac)	<b>Built in</b> 2020
<b>Annual Property Taxes</b> \$77,191	<b>Parking Type</b> Attached Garage (1)	<b>Time on REALTOR.ca</b> 30 days	

**Sano Stante**  
Associate Broker

403-850-2555  
[REALTOR® Website](#) [Email](#)

**rea**  
Real Broker  
#700, 1816 CROWCHILD TRAIL NW  
CALGARY, Alberta T2M3Y7  
855-623-6900  
[Office Website](#)

## Exhibit B:

### Building

#### Interior Features

<b>Appliances Included</b> Refrigerator, Gas stove(s), Washer & Dryer	<b>Flooring</b> Carpeted, Tile, Vinyl Plank	<b>Basement Type</b> None
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#### Building Features

<b>Features</b> Environmental reserve	<b>Foundation Type</b> Poured Concrete	<b>Style</b> Attached
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#### Heating & Cooling

<b>Cooling</b> Central air conditioning	<b>Fireplace</b> 1	<b>Heating Type</b> Forced air, (Natural gas)
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#### Utilities

<b>Utility Sewer</b> Municipal sewage system	<b>Water</b> Municipal water
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#### Exterior Features

<b>Exterior Finish</b> Brick, Metal
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#### Neighbourhood Features

<b>Amenities Nearby</b> Park, Playground, Schools, Shopping
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#### Parking

<b>Parking Type</b> Attached Garage (1)	<b>Total Parking Spaces</b> 24
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### Measurements

<b>Square Footage</b> 32507 sqft	<b>Total Finished Area</b> 32507 sqft
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### Land

#### Other Property Information

<b>Zoning Description</b> M-CG d89
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Exhibit C:

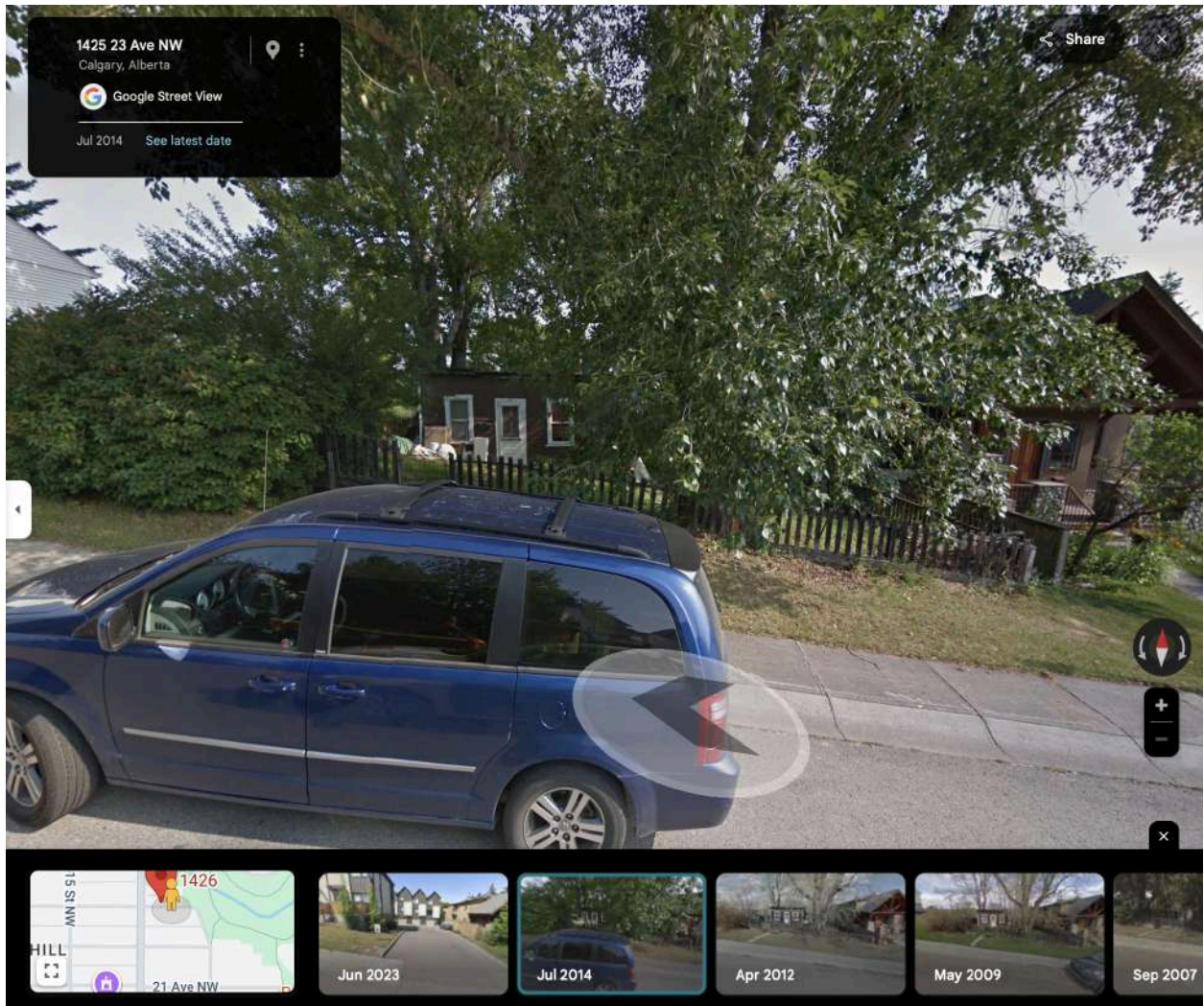


Exhibit D:

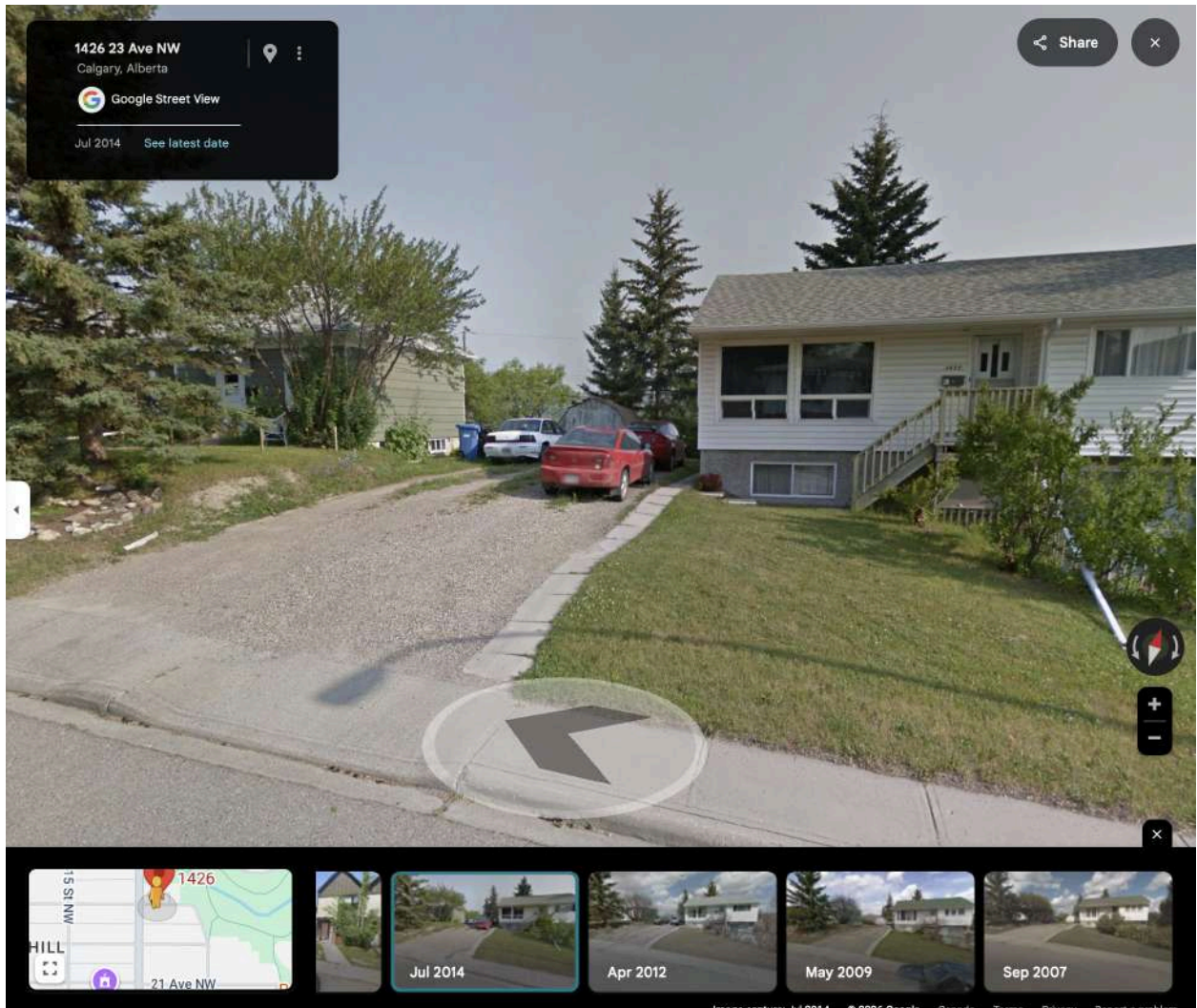


Exhibit E:

