

FOR SALE

ARTIUM

STUDENT RESIDENCE

125 Dundas Road Kelowna, BC

OFF-CAMPUS STUDENT HOUSING INVESTMENT OPPORTUNITY
LOCATED IN THE HEART OF CANADA'S FASTEST GROWING CMA



THE OPPORTUNITY

Cushman & Wakefield and Royal LePage Kelowna Commercial presents investors the opportunity to acquire a 100% freehold interest in Artium Student Residence, located at 125 Dundas Road, Kelowna, BC (the "Property"), a 23-unit, 97-bed off-campus student housing facility comprised of three, four, and five-bedroom units. With established property management already in place, Artium offers a turnkey investment opportunity for owners, while delivering strong income and growth potential.

Strategically positioned in Kelowna's Rutland neighbourhood, the Property has remained in excellent condition since it's construction in 2017. The prime location along a major bus route with service to UBCO, Okanagan College, and Downtown Kelowna combined with a plethora of nearby retail amenities offers students an unmatched lifestyle of convenience and connectivity.

DESPITE THE CURRENT COMPETITIVE RENTAL MARKET CONDITIONS IN KELOWNA DUE TO AN INCREASE IN NEW HOUSING SUPPLY, ARTIUM ACHIEVED 100% OCCUPANCY FOR THE FALL SEMESTER. AS THE MARKET GRADUALLY ABSORBS THIS INFLUX, RENTAL RATES ARE EXPECTED TO RISE—CONSISTENT WITH TRENDS OBSERVED IN PREVIOUS YEARS.

PROPERTY & INVESTMENT HIGHLIGHTS



Property is held in a bare trust nominee which an investor may elect to acquire to avoid Property Transfer Tax ("PTT")



Rare opportunity to inherit a best-in-class operational model perfect for investor's seeking passive investment vehicles



Monthly rent includes unlimited high-speed wifi, 50" Smart TV's in every suite, fully furnished units and rooms, as well as access to the amenity rooms on each floor which include yoga and fitness rooms, rooftop patio, 24/7 quiet study, and a social lounge



Artium Student Residences was recently constructed in 2017 by the current owner, and has since been meticulously maintained to an institutional standard



Unique opportunity to consistently increase rental revenue due to higher tenant turnover - 63% and 56% in 2023 and 2024, respectively



Demonstrated rental growth potential, with leasing rate upside of approximately 20% to previously realized rental rates



Thoughtfully designed unit layouts including bathrooms with separated private showers and toilets, and two stainless steel fridges in many of the units



UNITS ARE FULLY FURNISHED, AND EACH CONTAIN THEIR OWN FORCED-AIR NATURAL GAS FURNACE, AND INDIVIDUALLY CONTROLLED AC

WHY STUDENT HOUSING?

Despite facing short-term challenges, student housing continues to stand out as one of the most resilient and promising sectors in alternative real estate — with Canada remaining significantly underdeveloped compared to global benchmarks

SALIENT DETAILS

ADDRESS	125 Dundas Road, Kelowna, BC
PID	029-763-380
YEAR BUILT	2017
LOT SIZE	19,471 SF
ZONING	UC4
YEAR 1 NOI	\$715,045
LIST PRICE	\$12,900,000
CAP RATE	5.54%

UNIT MIX	3 Bedrooms: 8 4-Bedrooms: 2 5-Bedroom: 13
TOTAL UNITS/BEDS	23 Units / 97 Beds
PARKING	27 Stalls + MODO CarShare On Site
LAUNDRY	3 Laundry Rooms
HEAT	Forced-Air
AIR CONDITIONING	Yes

LOCATION HIGHLIGHTS

- Perfect location for off-campus student housing which provides connectivity to UBCO, Okanagan College and Downtown Kelowna.
- Bus stops in both directions for bus routes number 8 and 10 are located less than 50 meters from the Property.
- Situated less than 200 meters from the Highway 33/Hollywood Road intersection which is host to a wide range of retail amenities including fast food, grocery stores, drug stores, cannabis and liquor stores, as well as logistical conveniences such as banks and a Canada Post office.

DRIVE TIMES / TRANSIT TIMES

	DRIVE	BUS
UBCO	11 minutes	16 minutes
OKANAGAN COLLEGE - KELOWNA CAMPUS	15 minutes	26 minutes
CENTRE FOR ARTS AND TECHNOLOGY	8 minutes	22 minutes
DOWNTOWN KELOWNA	13 minutes	28 minutes
KELOWNA INTERNATIONAL AIRPORT	12 minutes	29 minutes

Glenmore Dr

KELOWNA INTERNATIONAL AIRPORT

UBC OKANAGAN

Highway 97 N

DOWNTOWN KELOWNA

Kelowna

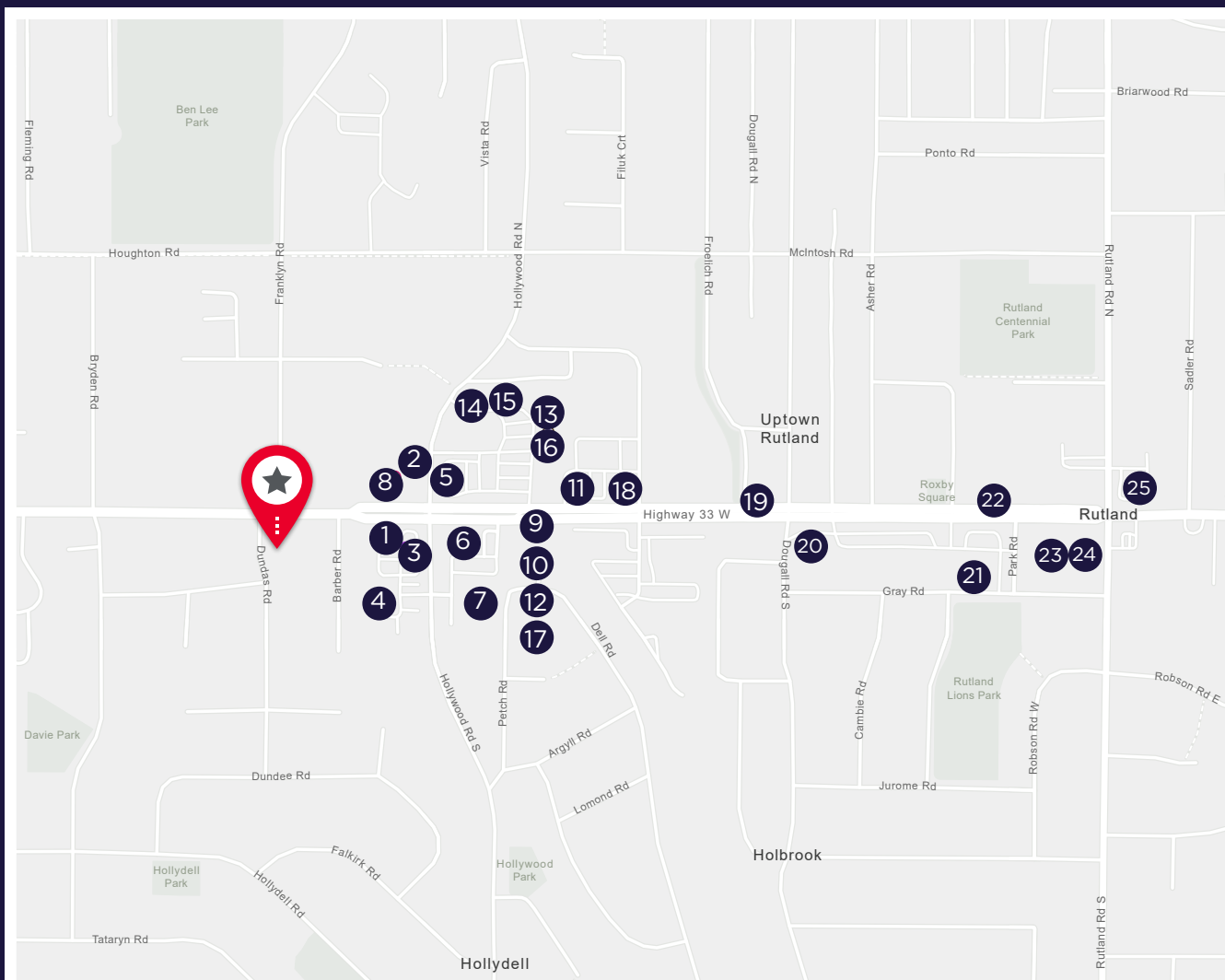
CENTRE FOR ARTS AND TECHNOLOGY

Harvey Ave

OKANAGAN COLLEGE - KELOWNA CAMPUS

BUS ROUTES

- 8 University/College
- 10 North Rutland
- 13 Quail Ridge
- 23 Lake Country



AMENITIES

- | | | |
|----------------------------------|-----------------------|-------------------------|
| 1 TacoTime | 10 Panago Pizza | 19 Little Caesars Pizza |
| 2 Tim Hortons | 11 Dairy Queen | 20 Petro-Canada |
| 3 Wendy's | 12 Canada Post | 21 Save-On-Foods |
| 4 Eggs Canna Cannabis Boutique | 13 IGA | 22 Scotiabank |
| 5 McDonald's | 14 WINGS Kelowna | 23 Subway |
| 6 Dollarama | 15 H&R Block | 24 Pita Pit |
| 7 Fresh Healthy Café Kelowna | 16 Angry Otter Liquor | 25 Starbucks |
| 8 Canco | 17 Great Clips | |
| 9 Shoppers Drug Mart | 18 KFC | |

UBCO

UBC Okanagan was established in 2005 and has since rapidly developed into a vibrant academic community with a strong emphasis on research, innovation, and community engagement. According to UBC's 2023/2024 enrolment report, there are currently 11,913 students enrolled at UBCO, up over 11% since 2019/2020. As Kelowna's only accredited university, UBCO is the most prestigious institution in the Interior.

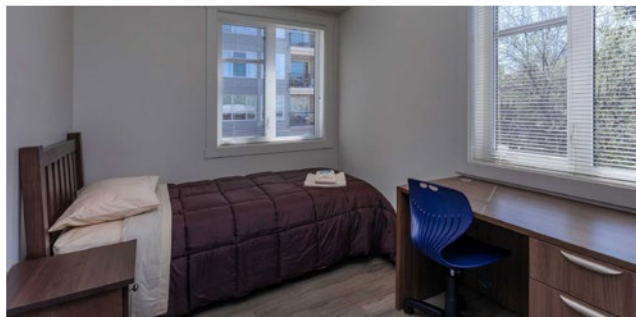
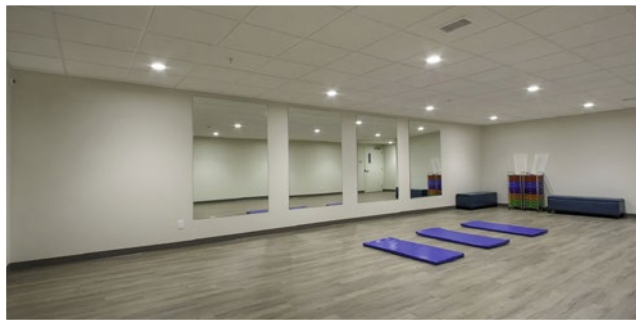
OKANAGAN COLLEGE

Okanagan College is a private college located in BC's Interior and is the Interior's largest post-secondary school. Each year, over 15,900 students attend Okanagan College which is equivalent to 7,988 full-time equivalent students. Okanagan College prides itself on its academic support and community of learning – evidenced by their smaller average class size of 18 students.

CENTRE FOR ARTS AND TECHNOLOGY KELOWNA

Kelowna's Centre for Arts and Technology ("CAT") has established itself as one of Canada's leading colleges in digital arts and technical training. CAT has produced successful graduates in disciplines including animation, audio, design, filmmaking, photography, and network security.





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STUDENT RESIDENCE

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