

INVESTMENT
OPPORTUNITY

VICTORIA

TERRACE GREEN

180

CROFT STREET
VICTORIA, BC

SALIENT DETAILS

Land Area*	40,560 sf
Land Use Policy	Urban Residential (2.0 FAR)
Year Built	1973
Building Structure	Wood-Frame
Building Height	4 Storeys
Rental Suites	60
Average Suite Size	679 sf
Net Rentable Area	40,728 sf
Yr. 1 GPR**	\$1,045,237

*Approximate **Gross Potential Revenue



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.

ASSET SUMMARY

Suite Mix	Bachelor = 13 One Bedroom Suite = 28 One Bedroom + Den Suites = 3 Two Bedroom Suites = 16
Laundry	Common
Heat	Natural Gas Fired Boiler, Floor Radiant Heat
Elevator	Hydraulic
Parking	Surface Stalls



PROPERTY & SUITE UPGRADES

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



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	\$16,134	\$2.90	\$1,241	\$193,611	\$1,812	\$4.17	46%
1 Bed	28	18,582 sf	664 sf	\$35,309	\$1.93	\$1,261	\$423,706	\$2,034	\$3.13	61%
1 Bed + Den	3	2,337 sf	779 sf	\$4,671	\$2.00	\$1,557	\$56,056	\$2,200	\$2.82	41%
2 Bed	16	14,017 sf	876 sf	\$28,157	\$2.01	\$1,760	\$337,888	\$2,550	\$2.92	45%
Total	60	40,728 sf	679 sf	\$84,272	\$2.07	\$1,405	\$1,011,262	\$2,132	\$3.14	52%

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



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FINANCIAL FAST FACTS

Potential Gross
Revenue

\$1,045,237

Standardized
Operating Expense
Forecast

\$324,026

Operating
Expense Ratio

32%

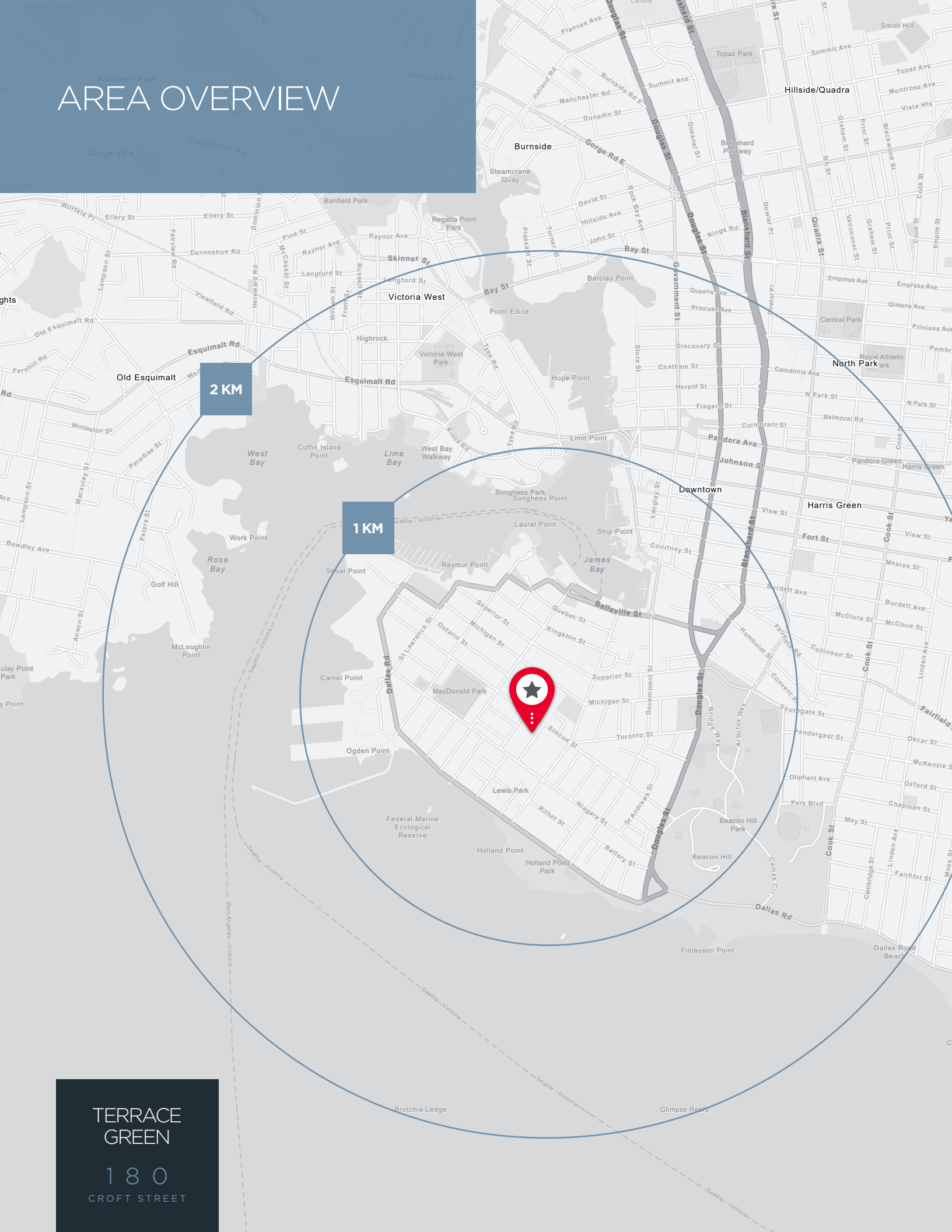
Net
Income

\$699,261

Rental Revenue
Mark-to-Market
Forecast

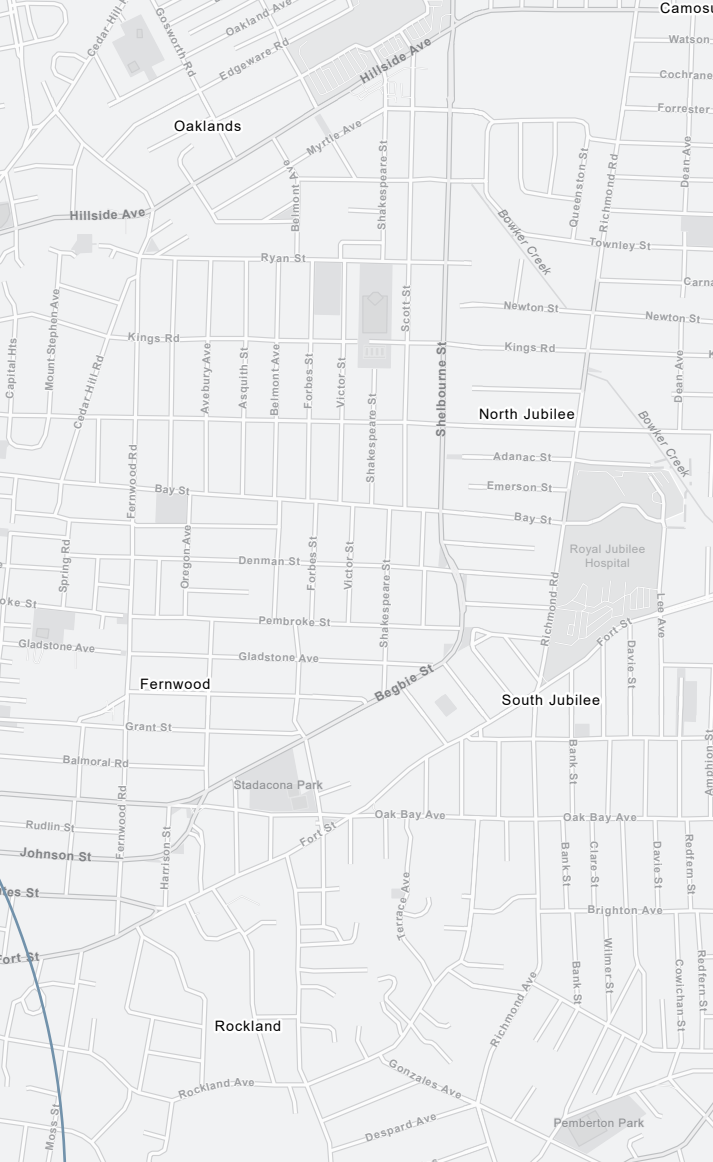
52%

AREA OVERVIEW

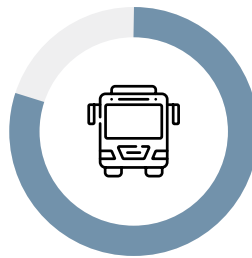


TERRACE
GREEN

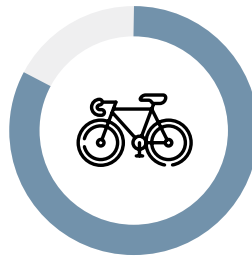
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Walk Score
90
WALKERS PARADISE



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 |

FOR SALE

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GREEN

1 8 0
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VICTORIA, BC

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