



Siennä

TRANSIT-ORIENTED MULTIFAMILY
INVESTMENT & DEVELOPMENT
OPPORTUNITY

EXECUTIVE SUMMARY

The CBRE National Investment Team and National Apartment Group are pleased to offer for sale the Siennä, a three-phase multi-residential TOD site of 125,895 square feet and 325-suites, located at 125 Marronniers Street, and 15 & 25 Tilleuls Street, Candiac, Québec (known as the “Site” or the “Property”).

The Property offers investors the unique opportunity to acquire a critical mass of future multi-residential properties in the coveted South Shore area of Montréal, with Phase A current under construction and consisting of 107 state-of-the-art rental units, while Phase B & C benefit from all necessary municipal approvals and development plans. The Siennä was tastefully designed to maximize comfort and security and features contemporary amenities such as an elegant interior courtyard, swimming pool, and a pavilion.

Strategically located in Candiac, the Property is ideally positioned to benefit from the adjacent Candiac Exo train station. Connectivity is further bolstered by immediate access to several key highways such as Highways 15, 30, and Route 132. Furthermore, the South Shore is experiencing unprecedented growth and development spurred by the construction of the LRT rail network and Siennä is just a short drive from the active Brossard LRT station and its premier neighboring amenities like Quartier Dix-30.

The sale of the Siennä represents a compelling opportunity to acquire a TOD project of scale with excellent connectivity and access to amenities on Montréal’s South Shore.

Interested buyers are encouraged to submit offers on one of the options outlined below.

- **OPTION 1: Land for entire Project current construction progress to be completed by the buyer**
- **OPTION 2: Turnkey Phase A + Construction Contract Phase B & C**
- **OPTION 3: Turnkey Phase A + Shovel ready Land Phase B & C**

Conceptual rendering



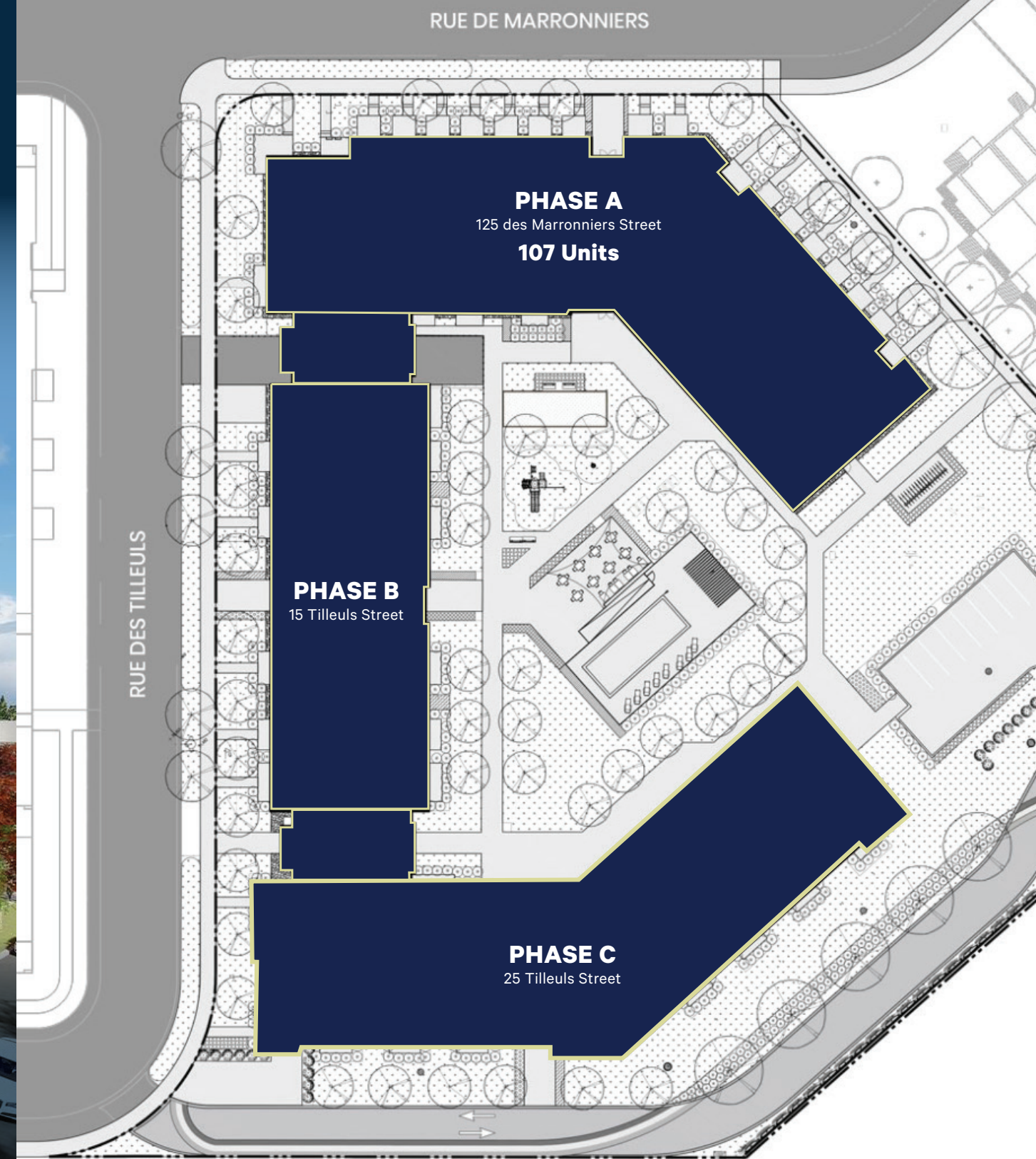
TOTAL 325 Potential Units



PHASE A 107 units IN DEVELOPMENT



PHASE B & C 218 units SHOVEL READY



PROPERTY DETAILS

SITE STATISTICS

Site Type	Residential Development
Location	Tilleuls & Marronniers Street
City	Candiac
Legal description	5 907 916 (Cadastre du Québec)
Site Area	± 125,895 sq. ft.
Official Plan Land Use	Multifamily
Zoning Code	H-436
Minimum - Maximum Floors	3 - 7
Proposed Development	325 Units

DEVELOPMENT STATISTICS

Number of Floors	7
Building Type	Concrete structure
Number of Buildings	3
Potential Units	325
Residential Leasable Area	± 287,328 sq. ft.
Potential Number of Parking	16 outdoor & 375 indoor stalls*
Storage Lockers	294 to 320
Bike Rack	Yes
Level Below Grade	2

*Estimated

INVESTMENT HIGHLIGHTS

TRANSIT-ORIENTED INVESTMENT & DEVELOPMENT OPPORTUNITY

The Siennā offers investors the opportunity to acquire a transit-oriented multi-residential development project in a growing node on Montréal's South Shore. The Site can accommodate three mid-rise concrete buildings with a total of 325 apartments. Currently under construction, phase A consists of 107 best-in-class purpose-built rental units expected to be delivered in 2025. Moreover, Phase B & C provide an exceptional opportunity to consolidate and create scale in this node.

PHASE A

UNIT TYPE	SUITE COUNT	AVG SIZE (SF)	PROJECTED MARKET RENT (\$)	PROJECTED AVG. PRICE (PSF)
Studio	4	492	\$1,580	\$3,23
1-Bed (3.5)	19	768	\$2,056	\$2,66
1-Bed (3.5 + Den)	6	1,020	\$2,856	\$2,80
2-Bed (4.5)	74	1,030	\$2,850	\$2,77
3-Bed (5.5)	4	1,410	\$3,863	\$2,74
Total	107	977	\$2,700	\$2,77

*Includes CMHC Affordable Rents



SUPERIOR DEMOGRAPHIC CHARACTERISTICS

The City of Candiac boasts outstanding demographic characteristics, increasing the attractiveness of multi-residential investments. Driven by the proximity to the EXO station and access to amenities, the immediate surroundings are expected to see much greater population growth than both Candiac and the GMA, while average income is much higher. In addition, the relatively low percentage of rented dwellings points to an opportunity that investors can capitalize on by increasing supply.

	Within a 3 km Radius of the Site	Within a 5 km Radius of the Site	City of Candiac	GMA
Population				
2018 Estimated	21,208	56,799	22,990	4,272,303
2023 Estimated	24,106	62,933	25,887	4,469,663
2028 Projected	27,774	69,934	28,507	4,747,067
% Pop. Change (2018-2023)	13.7%	10.8%	12.6%	4.6%
% Pop. Change (2023-2028)	15.2%	11.1%	10.1%	6.2%
Income				
Average household income	\$166,640	\$138,628	\$171,698	\$108,842
Owned dwellings	81.9%	75.4%	78.6%	53.9%
Rented dwellings	18.1%	24.6%	21.4%	46.1%
Employment				
Labour Force	12,285	33,105	13,283	2,340,381
Unemployment rate	3.3%	3.4%	3.1%	5.74%



Strong
LABOUR FORCE



High
STABLE INCOME



Growing
POPULATION

EXCELLENT ACCESS WITH SUPERIOR TRANSIT OPTIONS

Siennä is ideally located at the crossroads of Highways 15, 30 and Route 132, and halfway between the Honoré-Mercier and Samuel-De Champlain bridges, providing unparalleled access to the GMA's vast transit network, and Downtown Montréal in less than 20 minutes. The master-planned community is built directly adjacent the Candiac EXO station and is a short drive from the newly operational Brossard REM station, each giving access to Downtown in 45 minutes and 15 minutes respectively.

SOUGHT AFTER LOCATION WITH SUPERIOR AMENITIES

The Property is situated in a prime amenity-rich location of Candiac that benefits from doorstep access to the area's dominant commercial node that features name-brand retailers like Walmart, Costco, and Réno-Dépôt. In addition, Siennä is a 10-minute drive from Quartier Dix-30 which represents not only one of Montréal's premier lifestyle shopping centers but also one of Canada's largest mixed-use developments. This part of the South Shore is particularly attractive for students and young families, as numerous schools from primary to cégep level are present.

ATTRACTIVE RESIDENTIAL MARKET FUNDAMENTALS

Traditionally geared towards single-family home development, Candiac's housing market has only recently provided multi-residential rental options. CMHC statistics show that over the last couple of years, suburban rental housing has outperformed downtown, boasting a lower vacancy rate of 1.2% and higher rent growth of 10.0%. The acceleration of population growth in suburbs like Candiac, fueled by the affordability crisis, will be the source of continued tightening in these markets and will lead to outsized returns for investors.



Upside
POTENTIAL

Transit
ORIENTED

Accessible
LOCATION



CONTACT

INFORMATION

NATIONAL INVESTMENT TEAM

SCOTT SPEIRS¹

Vice Chairman

Real Estate Broker

scott.speirs@cbre.com

514 849 6441

GUILLAUME JACOB

Senior Vice President

Commercial Real Estate Broker

guillaume.jacob@cbre.com

514 849 5591

NATIONAL APARTMENT GROUP

PATRICK BEAULÉ²

Executive Vice President

Commercial Real Estate Broker

patrick.beaule@cbre.com

514 465 1368

DAVID VU

Associate

Commercial Real Estate Broker

david.vu@cbre.com

514 375 0830

¹Real Estate Broker carrying out his activities with the business corporation Scott Speirs Real Estate Inc.

²Commercial Real Estate Broker carrying out his activities with the business corporation Patrick Beaulé Immobilier Inc.

All inquiries regarding the offering should be directed to the Advisors. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed property and financial information, along with access to an electronic dataroom containing pertinent property information. Interested parties are invited to submit a Letter of Intent (“LOI”) by a due date which will be provided by the Advisors at least 14 days in advance of the due date.



CBRE Limited, Real Estate Agency
1250 René-Lévesque Boulevard West, Suite 2800
Montréal, Québec H3B 4W8 | www.cbre.ca

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