

FOR SALE >

# F B Stewart & Co. Real Estate Portfolio

FOUR SINGLE-TENANT, NET-LEASED ASSETS



A&W North Vancouver



Kal Tire Cloverdale



Kal Tire Nanaimo



Kal Tire 100 Mile House

## Opportunity

To acquire a 100% interest in four single-tenant, net-leased assets with no landlord responsibilities. The tenants, A&W Food Services Inc. ("A&W") and Kal Tire Distributors Ltd. ("Kal Tire") will collectively pay \$509,200 (net) in 2013 with escalations in 2015. Offers can be made on all four properties, a combination of the properties or on an individual property.

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## FOUR SINGLE-TENANT, NET-LEASED ASSETS

### Summary

#### A&W North Vancouver

1508 Main Street, North Vancouver, B.C.

|               |              |
|---------------|--------------|
| Building Area |              |
| > Main        | +/-2,200 SF  |
| > Basement    | +/-875 SF    |
| Site Area     | +/-21,030 SF |
| NOI           | \$160,000    |
| Price         | \$3,555,000  |
| Cap Rate      | 4.50%        |

#### Kal Tire Cloverdale

5621 180th Street, Surrey, B.C.\*\*

|               |              |
|---------------|--------------|
| Building Area | +/-12,000 SF |
| Site Area     | +/-48,079 SF |
| NOI           | \$160,800    |
| Price         | \$3,225,000  |
| Cap Rate      | 5.00%        |

#### Kal Tire Nanaimo

2800 & 2834 Norwell Drive, Nanaimo, B.C.\*\*

|                    |              |
|--------------------|--------------|
| Building Area      | +/-6000 SF   |
| Site Area          |              |
| > 2800 Norwell Dr. | +/-15,930 SF |
| > 2834 Norwell Dr. | +/-12,799 SF |
| NOI                | \$96,000     |
| Price              | \$1,600,000  |
| Cap Rate           | 6.00%        |

#### Kal Tire 100 Mile House

360 Cariboo Hwy 97 & 370 Taylor Avenue,  
100 Mile House, B.C.\*\*

|                      |              |
|----------------------|--------------|
| Building Area        | +/-7,000 SF  |
| Site Area            |              |
| > 360 Cariboo Hwy 97 | +/-36,155 SF |
| > 370 Taylor Ave.    | +/-17,250 SF |
| NOI                  | \$92,400     |
| Price                | \$1,320,000  |
| Cap Rate             | 7.00%        |

*\*\*Kal Tire has a Right of First Refusal to Purchase for each of its tenanted properties.*

**Total**

**Price: \$9,700,000**

**NOI: \$509,200**

**Cap Rate: 5.25%**

### Offering Process

The Vendor will only consider Offers to Purchase on or after May 8, 2013. Preference will be given to Offers to Purchase for the entire portfolio, however, the Vendor may consider Offers to Purchase on one or more of the properties. Purchasers working through an advisor/agent shall be solely responsible for any fees payable to said advisor/agent.

### Contact Us

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