AVISON YOUNG

Loma Hills

FOR SALE | 16 UNITS

9606 - 101 Street, Plamondon, Alberta

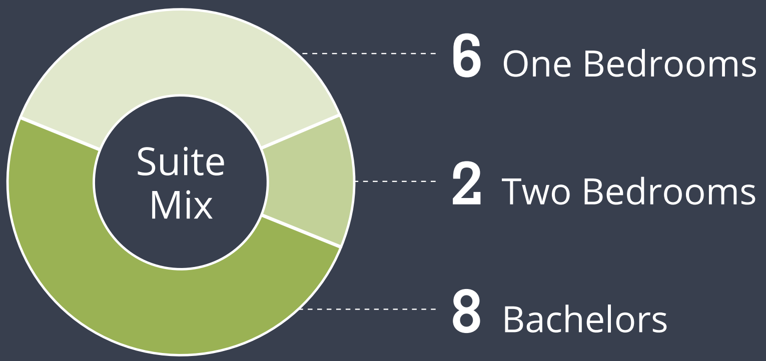
PROPERTY OVERVIEW

Loma Hills (the "Property") is a 16 unit, purpose-built rental situated on 2.12 acres in Plamondon, Alberta. Offered by long term ownership, the Property is 100% occupied and is Plamondon's only privately operated, purpose-built rental, with the competing rental supply consisting of income-qualified public seniors housing based on publicly available sources.

Originally constructed in 2001 as a seniors residence, the Property features an accessibility-oriented, single-storey design with a step-free layout, wide corridors, high ceilings, skylights, large windows and resident common areas. These attributes may support CMHC MLI Select accessibility points and potential high-leverage financing, subject to professional verification, lender underwriting and CMHC approval.

All one and two bedroom suites include in suite laundry, while bachelor residents have access to a common laundry room. The site includes eight garage stalls, extensive surface parking, mature landscaping and excess land.

Municipal Address	9606 - 101 Street, Plamondon, Alberta
Occupancy	100%
Suites	16
Utilities	Heat, water, and power currently included in rent
Year Built	2001
Land Use	High Density Residential District (HDR)
Parking	8 garage stalls + outdoor
Structure	Wood-Frame
Site Size	2.12 Acres
List Price	**$1,680,000 ($105,000/unit)**



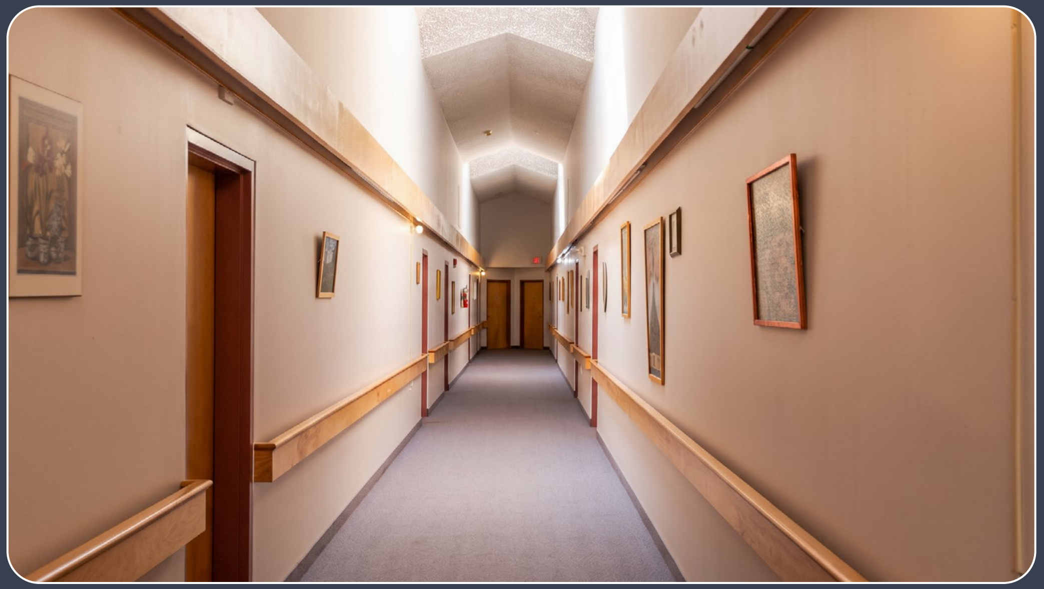
PROPERTY UPGRADES

UPDATED SUITES

All suites include fibre-optic internet connectivity and are separately metered for power. Most suites have also been upgraded with vinyl plank flooring, and all one and two bedroom suites include in-suite laundry.

CAPITAL EXPENDITURES COMPLETED

- $65K roof replacement completed in 2021
- $35K crawlspace ventilation system installed in 2019
- Hot water tank replaced in 2023
- Access road and parking resurfaced in 2024
- Fire alarm panel upgraded in 2025 and 2026
- Flooring upgraded throughout most suites



INVESTMENT HIGHLIGHTS

CMHC ACCESSIBILITY POTENTIAL

Originally designed as a seniors residence, the Property features a single storey, step free layout with wider doorways, corridors, and fully accessible common areas. These attributes may support CMHC MLI Select accessibility points and potential high leverage financing, subject to verification and approval.

IMMEDIATE CASH FLOW

The Property is 100% occupied and offered at a 7.00% going-in cap rate, providing immediate cash flow from closing. Ownership reports very low historical vacancy, supported by limited formal rental competition within the Plamondon market.

EXCESS LAND OFFERING FUTURE DEVELOPMENT POTENTIAL

The existing 16 suites occupy one wing of an original three-spoke concept. The 2.12-acre site may accommodate two additional wings of approximately 16 units each, creating potential for up to approximately 32 new suites and 48 total suites at full buildout, subject to purchaser verification, servicing capacity, detailed design and municipal approvals.

OPERATIONAL UPSIDE

Current rents include heat, water and power. Power is individually submetered but is not presently billed separately, creating potential for future power recovery, improved expense control and additional NOI growth.

LIMITED COMPETITION

Based on publicly available sources, the Property appears to be Plamondon's only privately operated, purpose-built rental property. Other publicly identified formal rental communities consist primarily of income-qualified seniors housing, resulting in limited direct competition for conventional market rental accommodation.

LOCATION OVERVIEW

Plamondon is a bilingual hamlet in Lac La Biche County, located approximately 30 km east of Lac La Biche and roughly 2.5 hours northeast of Edmonton. The community is one of the County's urban service areas and offers local schools, grocery, fuel, banking, recreation and community services.

Lac La Biche County's economy is supported by oil and gas, forestry, agriculture and tourism. The region provides access to major northern transportation corridors and serves residents and businesses throughout northeastern Alberta.

The Property benefits from an exceptionally convenient position within the hamlet. École Beauséjour, École Plamondon School and the North Country Co op Arena are immediately adjacent to the Property, while grocery and other daily amenities are located within approximately 500 metres.

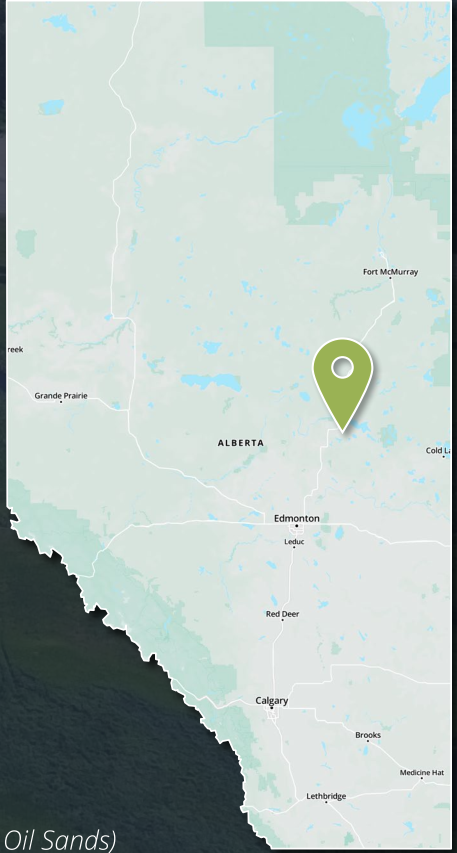
LAC LA BICHE COUNTY

$8.6B
2025 Major Projects in Lac La Biche County
(6th highest value in AB)

$103K
Median Family Income
(Up 15.2% over 5 years)

8,580
2025 County Population
(Up 1.13% year-over-year)

3
High Load Transportation Corridors
(Gateway to the South Athabasca Oil Sands)



REGIONAL ECONOMIC DRIVERS

Oil & Gas
Forestry
Agriculture
Tourism

FINANCIAL ANALYSIS

	UNIT TYPE	# OF UNITS	SIZE (SF)	RENT/MO	RENT PSF	MONTHLY	ANNUAL	Year 1 NOI Forecast RENT/MO	Year 1 NOI Forecast ANNUAL
	Bachelor	8		$916		$7,325	$87,900	$975	$93,600
	1 Bed	6		$1,017		$6,100	$73,200	$1,100	$79,200
	2 Bed	2		$1,150		$2,300	$27,600	$1,235	$29,640
Gross Rental Revenue		**16**	**-**	**$983**	**$-**	**$15,725**	**$188,700**	**$1,054**	**$202,440**
Add: Additional Revenue		# of Units	Average Rent	Utilization	Monthly	Annual			
	Laundry *(for Bachelor units only, stabilized to market)*	8	$25	100%	$200	$2,400		$200	$2,400
	Parking (Garage)	8	$75	75%	$450	$5,400		$600	$7,200
	Total					$7,800			$9,600
Gross Potential Revenue							**$196,500**		**$212,040**
Less: Vacancy Allowance		2.50% of Gross Potential Revenue					-$4,778		-$5,301
Effective Gross Revenue							**$191,723**		**$206,739**
Less: Operating Expenses		PUPM	Basis	% of EGR	PUPA	Total Annual		PUPA	Total Annual
Property Taxes		$42	Actual 2026	4.09%	$502	$8,028		$502	$8,028
Insurance		$51	Actual 2026	4.96%	$610	$9,753		$610	$9,753
Utilities		$103	Actual 2026	10.07%	$1,237	$19,785		$1,237	$19,785
Repairs & Maintenance		$78	CMHC Ref	7.65%	$940	$15,040		$940	$15,040
Replacement Reserve		$15	CMHC Ref	1.47%	$180	$2,880		$180	$2,880
Caretaker/Salaries		$42	CMHC Ref	4.07%	$500	$8,000		$500	$8,000
Management Fees		$45	CMHC Ref	4.50%	$539	$8,628		$581	$9,303
Miscellaneous Expenses		$10	CMHC Ref	1.00%	$120	$1,917		$129	$2,067
Total Operating Expenses		**$386**		**37.67%**	**$4,627**	**$74,030**	**$74,030**	**$4,679**	**$74,856**
Residential NOI							**$117,692**		**$131,883**

NOTES TO FINANCIAL ANALYSIS

RESIDENTIAL REVENUE

MONTHLY RENTAL REVENUE
Based on the June 2026 rent roll. The stated rent roll totals include heat, water, power and $450 per month of garage parking charges, which have been separately identified in the financial analysis.

PARKING REVENUE
Six of the eight garage stalls are currently rented at $75 per month. The garage charges are included within the suite totals shown on the June 2026 rent roll and have been reclassified as parking revenue in the financial analysis.

VACANCY ALLOWANCE
A 2.50% stabilized vacancy allowance has been applied despite the Property's current 100% occupancy and reported history of very low vacancy.

EXPENSES

PROPERTY TAXES
Based on the 2026 property tax notice

INSURANCE
Based on the actual insurance expense outlined in the August 2025 trailing 12 month operating statement.

UTILITIES
Based on the actual water, electricity and natural gas utility expenses outlined in the August 2025 trailing 12 month operating statement.

REPAIRS & MAINTENANCE
Normalized at $940 per unit annually based on CMHC's underwriting guidelines.

REPLACEMENT RESERVE
Normalized at $60 per appliance per unit annually based on CMHC's underwriting guidelines. 8 out of 16 units include a Fridge, Stove, Washer and Dryer. The remaining 8 units include a Fridge and Stove.

WAGES & SALARIES
Normalized at $500 per unit annually to reflect the cost of onsite or third party operational support, notwithstanding that the Property is currently self managed.

MANAGEMENT FEES
Calculated at 4.50% of effective gross revenue to reflect professional third party property management.

MISCELLANEOUS
Normalized at 1.00% of effective gross revenue to account for garbage, marketing and other operating costs not separately identified.

Get in touch.

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