

# El-Ad Multi-Family Portfolio

## Transaction Overview

- El-Ad Group retained Brookfield Financial as their financial co-advisor to sell a portfolio of multi-family properties in Ontario and Quebec, comprised of predominantly high-rise residential rental apartments
- Brookfield Financial coordinated the offering process and obtain a consortium bid for the assets, resulting in the largest portfolio sale in Canada over the past 12 months

## Benefits to Client

- Brookfield Financial was able to surface hidden value in the assets by performing in-depth due diligence and investigating value enhancement opportunities across the portfolio



### Transaction Statistics

|                    |                 |
|--------------------|-----------------|
| Properties         | 28              |
| Units              | 4,630           |
| Purchase Price     | \$384.6 million |
| Portfolio Cap Rate | 6.74%           |



# Manhattan Towers, 75 Broadway, Toronto

## Transaction Overview

- 75 Broadway is a 10-storey, multi-residential building offering 204 high quality residential suites and situated on a 0.98 acre site in the heart of Toronto
- The property is located in the Yonge and Eglinton neighbourhood, which is one of the most popular rental areas in Toronto, offering convenient access to TTC, as well as a variety of amenities including shopping centres, athletic and recreational facilities, parks, libraries, educational institutions, retail shops and restaurants

## Benefits to Client

- Broadly marketed the property and was successful in generating interest from institutional investors and high net worth investors
- Achieved a final sale price of \$22.5MM



## Transaction Statistics

|                |                |
|----------------|----------------|
| Units          | 204            |
| Purchase Price | \$22.5 million |
| \$ per unit    | \$110,000      |
| Cap Rate       | 6.10%          |

