



## Winnipeg WEST END



**CAP RATE**  
**15.7%**

**Reason for excitement:** Eds, meds and affordability

**B**ecause the West End was one of Winnipeg's first neighbourhoods, it is conveniently located close to downtown and other amenities, most notably Polo Park, the city's largest shopping centre. Nearby institutions include the Health Sciences Centre, the University of Winnipeg and the downtown campus for the University of Manitoba, all of which have undergone recent expansions. The nearby Manitoba Medical Clinic is also getting a major facelift, one that will nearly double its original size.

The West End is starting to see the effects of the gentrification taking place in the adjacent Wolseley and West Broadway neighbourhoods, which have experienced significant price increases over the past five to 10 years. This gentrification has begun to creep into the West End as buyers seek value, and it's a trend that will likely continue next year, says Chris Thorne, owner of Spruce Properties.

"Although the West End has experienced somewhat of a revitalization to become the diverse neighbourhood that it is today, it's still largely considered a transitional area, so there's plenty of opportunity and room for growth in housing prices,"

Thorne says, adding that the average selling price of a house in the West End in 2016 was about half that of the rest of the city.

Considering the West End's proximity to the University of Winnipeg, it's no surprise that student housing is a strong play. Thorne says an older five- or six-bedroom home could be purchased in the low \$200,000s and rented for as much as \$3,000

a month, with an extra \$40 to \$50 a month coming in from rented parking stalls.

Buy-and-hold is another strong option. Thorne says a typical three-bedroom, two-bathroom home can be purchased for less than \$150,000. "By doing a small cosmetic renovation to the kitchen and bathrooms, you can maximize rental value and get up to \$1,400 per month in rent," he says.

## INVESTOR'S PICK



**Investor:**  
Chris Thorne  
**Property type:**  
Single-family home  
**Location:** West End,  
Winnipeg  
**Purchase price and  
date bought:**  
\$148,500 in July  
2013  
**Financing:** 20%  
down payment, 30-  
year amortization,  
\$680 monthly  
payment  
**Current value of  
property:** \$205,000  
**Monthly rent:**  
\$1,500  
**Annual cash flow:**  
\$4,200

## AT A GLANCE



**Population**  
**705,244**  
(Winnipeg total)



**Population change**  
**6.3%**



**Vacancy rate**  
**2.8%**



**THE PLAY:** SIX-BEDROOM  
HOME OUTFITTED FOR  
STUDENT RENTALS

Price	\$210,000
Monthly rent	\$3,000
Approximate annual cash flow	\$26,244
Cap rate	15.7%