

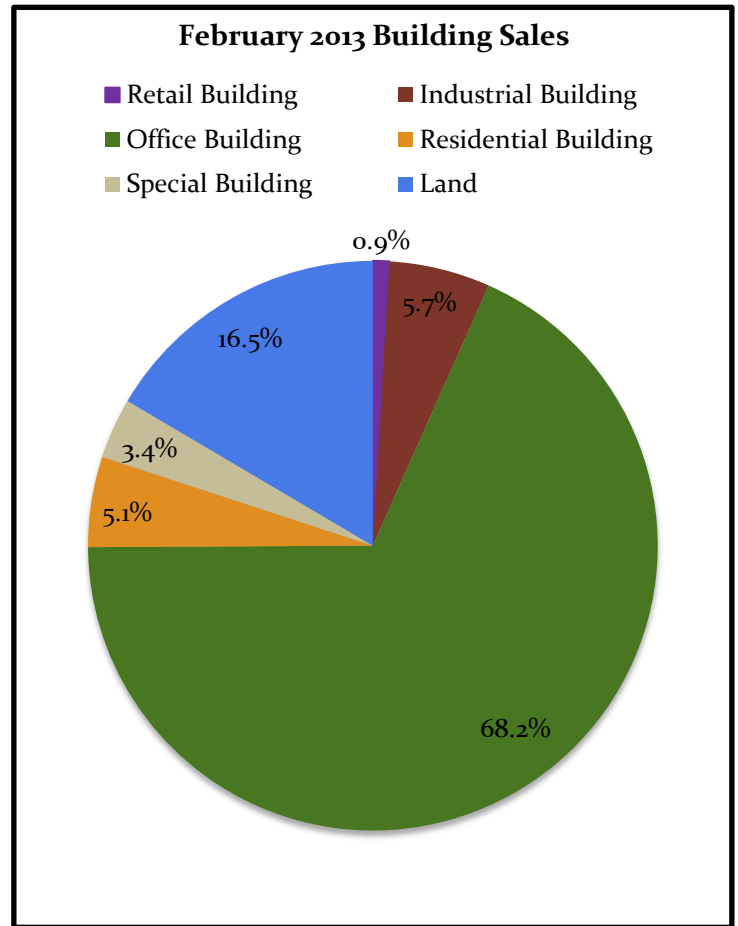
## Overview of Market

The local unemployment rate for Ottawa-Gatineau as reported by Statistics Canada for the month of February decreased to 6.3% from the previous month. Within the Ontario portion of Ottawa-Gatineau the unemployment rate was at only 6.1%. The provincial rate held at 7.7% and the national unemployment rate also remained unchanged at 7.0% from January.

According to CMHC's news release, the number of residential units under construction increased by 21.9% from last year to a total of 5,360 units. However, housing starts for the month of February decreased 45.2% year-over-year, from 314 units in 2012 to only 172 units in 2013. Year to date housing starts are down 14.3%.

There were a total of 24 sales reported in the month of February with a total value of \$145,936,587. Retail building sales accounted for 0.9% of the total, industrial buildings 5.7%, office buildings 68.2%, apartment buildings 5.1%, special buildings 3.4% and land 16.5%.

Sales data has been provided by RealTrack, Inc. For more information visit <http://www.realtrack.com> or call 1-877-962-9033



### Retail Sales

There was one retail building sale during the month of February at 141 Beechwood Avenue with a value of \$1,350,000 which was sold by Rockcliffe Enterprises Inc. to 1101600 Ontario Inc. The site was improved with a two and one half storey mixed use retail/residential building.

### Industrial Sales

There were five industrial building sales during the month of February with a total value of \$8,383,570. The most notable sale was the sale of 1051 Ages Drive for \$2,850,000 or \$172/sf of building area from JJ Prop Inc. to 1374157 Ontario Inc. The brokers involved in the transaction were Derek Parker of Metro Suburban Realty

and Denis Shank & Jeffery Shave of Devencore Real Estate Services.

### Office Sales

There were three office building sales with a total value of \$99,600,117. The most notable transaction was the sale of 340 Laurier Avenue West to TNC 340 Laurier Ltd. from Ottawa-340 Laurier West Inc. for a registered consideration of \$75,000,000 or \$251/sf of building area. The

building is fully leased to the federal government.

Another notable transaction is the sale of 400 Maple Grove Road for \$24,500,000 or \$228/sf of building area to TNC 400 Maple Grove Ltd. from Silver Seven Equities Inc. This is a two storey suburban office building that is leased to Honeywell until 2017. The brokers involved in the transaction were Nathan Smith & Scott Brooker from Cushman & Wakefield Ottawa

### Apartment Sales

There were four transactions in the **apartment** market during the month of February with a total value of \$7,480,000. The most notable sale was the sale of 85 & 91 MacLaren Street for \$2,700,000 or \$142,105/unit to Argenta Towers Corp. from Covergance PHI Inc. The property is improved with two residential apartment buildings. One has six units and the other 13 units.

### Special Sales

There was one transaction in the special buildings market during the month of February at 353 Friel Street and 301 Laurier Avenue West. This property was sold for \$5,015,000 by Sandy Hill Facility Inc. to 2341684 Ontario Inc. The property was a retirement residence which the purchaser intends to renovate into a 91 unit student housing building.

### Land Sales

There were ten land transactions during the month of February for a total consideration of \$24,107,900. Of the ten transactions, there was one commercial land sale, three industrial land sales, four residential land sales, one rural land sale and one future growth land sale. The most notable transaction was the sale of 1020 March Road which was purchased

by 8409706 Canada Inc. (Valecraft Homes) from Kanata Research Park Corporation for \$12,538,125 or \$187,846 an acre. This land is currently within the urban expansion area.

Another notable land sale includes the transfer of 222 Beechwood Avenue for \$3,302,000 or \$128/sf of site area from Rumark Holdings Ltd. to The Kavanaugh on Beechwood Inc. The purchaser intends to develop the land with 132 residential condominium apartment units and 12,000 square feet of ground floor commercial space. The building is being marketed as "The Kavanaugh" by Domicile Developments.

Lastly, Suncor Energy Inc. sold a 1.82 acre site located on the northwest corner of Huntmar Drive and Hazeldean Road, between Kanata and Stittsville, to a private individual for \$1,525,000 or \$837,912 per acre.

