

of Capital Interest | December 2013

Juteau Johnson Comba Inc.

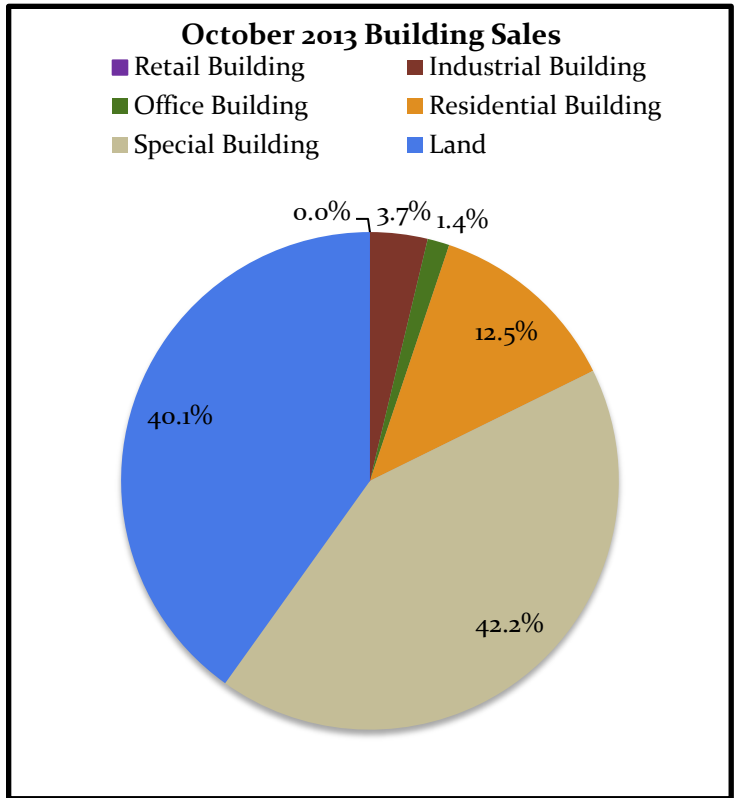
Overview of Market

The local unemployment rate as reported by Statistics Canada for the month of October decreased to 6.2%, from the previous month when it was at 6.5%. The national and provincial rates also decreased to 7.0% and 7.4% for the month of October respectively.

According to CMHC's news release, the number of residential units under construction increased by 23% over last year to a total of 6,961 units. Housing Starts for the month of October increased by 86.3% year-over-year, from 307 units in October 2012 to 572 units in 2013. This has resulted in the total number of starts for the year to date being 8.0% higher than last year at 5,688. However, the total number of year to date starts for condominium units is down 0.8% to 2,184 units from 2,201 units.

There were a total of 24 sales reported in the month of October with a total value of \$91,166,174. Industrial building sales accounted for 3.7% of the total, office buildings 1.4%, apartment buildings 12.5%, special buildings 42.2% and land 40.1%. There were no retail building sales in October.

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



Industrial Sales

There was one industrial building sale during the month of October. 2140 Thurston Drive was purchased by SJ Christine Realty Corp. from Lederm Inc., Ledit Corporation Limited, Ran-Dell ULC and Smarra Holdings ULC for \$3,405,000 or \$110/square foot. It is improved with a multi-tenant industrial/office building that was constructed in 1987. Approximately 26% of the floor area represents office space while the balance of the building consists of warehouse space with 20-foot clear ceiling heights and three

dock-level overhead doors. The building was fully leased to two tenants at the time of the sale. Ed Belanger and Geoff Godding of Colliers International had the property listed for sale.

Office Sales

There was one office building sale during the month of October. 324 Somerset Street West was purchased by Nocita Brothers Inc. from Canadian Trucking Alliance for \$1,300,000 or \$294/square foot. The property is improved with a three-

storey heritage office building that had been extensively renovated over the past five years. The brokers involved in the transaction were Quintin Colaiacovo and Nico Zentil from CB Richard Ellis.

Apartment Sales

There were two transactions in the apartment market during the month of October with a total value of \$11,440,600. The one significant sale was the sale of 950-986 Byron Avenue by Honeywell Investments Ltd. to 2369309 Ontario Inc. for

of Capital Interest | December 2013

Juteau Johnson Comba Inc.

\$10,262,700 or \$133,282/unit. The property is improved with seven, two & half storey apartment buildings with 77 units and 100 parking spaces.

Special Sales

There were two special building sales during the month of October with a total value of \$38,450,000.

1 Eaton Street was purchased by Regal Lifestyle (Lynwood) Inc. from 1 Eaton Street Holdings Inc. for \$18,950,000 or \$133,451/unit. It is improved with a six-storey, 142 unit retirement home that was constructed in 2003. The retirement home features amenities such as an atrium, beauty salon, mezzanine lounge, games room, exercise room, tuck shop, spa room, outdoor patio and library. The home was 97% occupied at the time of sale. The building was purchased together with three other retirement homes located in southwestern Ontario.

The other special building sale was the purchase of 2055 Robertson Road by THI Holding 4 Corporation from 2152746 Ontario Ltd. for \$19,500,000 or \$169,565/unit. The property is improved with a six-storey 115 room Holiday Inn Express & Suites that was constructed in 2010. The brokers involved in the transaction were Alam Pirani, Robin McLuskie, Qaiser Mian, Tom Andrews & Hamir Bansal from Colliers International.

Land Sales

There were eighteen land transactions during the month of October for a total consideration of \$36,570,574. Of the eighteen transactions, there were five commercial, five residential, three rural/agricultural, one industrial and four future growth sales.

The most notable land transaction was the purchase of 2125 Carp Road by the City of Ottawa from private individuals for \$3,982,500 or \$67,810/acre. This property is a rural industrial site that is located near the Carp Road interchange with Highway 417 in the west end of the City. The City of Ottawa is proposing to use the site as a snow dump facility in the future.

Another significant transaction was the purchase of part of 6070 Fernbank Road by Stittsville South Inc from private individuals for \$3,260,156 or \$190,540/acre. The site is in the south end of the Village of Stittsville within the urban boundary and was purchased by an adjoining land owner.

The last notable future growth land sale was the purchase of 2693-2715 Tenth Line Road by 2388077 Ontario Ltd. from Conroy Auto Recycle Ltd. for \$2,500,000 or \$49,116/acre. The property is improved with an abandoned automotive parts recycling facility. Given the site was formerly used for auto recycling and storage of a significant number of tires, there were some environmental concerns associated with this property. The

purchaser intends to develop this site within the next 5-10 years.

700 Hunt Club Road is a commercial site that was purchased by 700 Hunt Club Road Inc. from private individuals for \$3,600,000 or \$891,089/acre. The purchaser is proposing to construct a four-storey apartment building, two-storey medical/retail building, an A&W restaurant and a Lonestar Texas Grill restaurant on the property.

Another notable commercial land sale was the purchase of 800 Montreal Road by ASC (MR) Facility Inc. from Canada Lands Company CLC Ltd. for \$3,100,000 or \$1,260,163/acre. The purchaser intends to develop the site with a seven-storey 180 unit retirement home.

The last significant commercial land transaction was the purchase of 515 Somerset Street West by Starbank Developments 515 Corp. from Brewers Retail Inc. for \$2,800,000 or \$125.11/square foot. The property was improved with a single-storey Beer Store at the time of sale. The purchaser intends to develop the property with an 11,163 square foot commercial building that will be partially leased back by Brewers Retail Inc. The agents involved in this sale were Quintin Colaiacovo & Jamie Boyce from CB Richard Ellis.

The most notable residential land sale was the purchase of 25 Esquimault Avenue by Uniform Urban Developments from Ottawa Community Lands Development

of Capital Interest | December 2013

Juteau Johnson Comba Inc.

Corp. for \$2,835,188 or \$880,493/acre. The purchaser has proposed to develop the site with 23 single family homes with a mix of fully detached, semi detached and townhomes.

2716 Richmond Road was purchased by 8635340 Canada Inc. from Sterling Facility Inc. for \$2,400,000 or \$44.74/square foot. The property was improved with a three storey retirement home that will be demolished for the development of a condominium apartment building.

The agents involved in the transaction were Randy Stevenson, Allan Jackson & Paul Robillard from Barclay Commercial Corporation and Bruce and Mike Firestone from Century 21 Explorer Realty.

Lastly, a private individual sold a residential site located at 1034 McGarry Terrace in the Barrhaven community in the south end of the City to 1897365 Ontario Inc. for \$2,000,000 or \$30.17/square foot. Tega Homes is proposing to develop this site together with the adjoining

site to the east with a two-building mixed use development that will have 372 residential dwelling units, ground-floor commercial uses totaling 23,928 square feet and office uses totaling approximately 9,688 square feet.

