

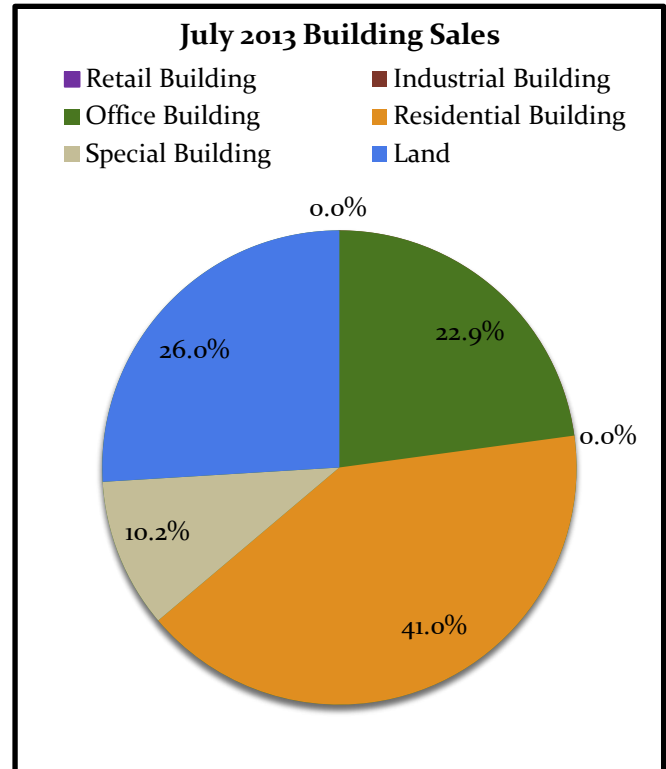
Overview of Market

The local unemployment rate, as reported by Statistics Canada for the month of July, increased to 6.7%, from the previous month when it was at only 6.3%. The national and provincial rates went unchanged at 7.1% and 7.5% for the month of July respectively.

According to CMHC’s news release, the number of residential units under construction increased by 10.2% over last year to a total of 6,470 units. Housing Starts for the first seven months of the year decreased by 9.5% year-over-year, from 4,087 units in 2012 to 3,697 units in 2013.

There were a total of 20 sales reported in the month of July with a total value of \$26,476,500. Industrial building sales accounted for 22.9% of the total, apartment buildings 41%, special buildings 10.2% and land 26%.

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 were three industrial building sales during the month of July with a total value of \$6,050,000. The most notable sale was the purchase of 5555 & 5573 Power Road by Tomlinson Environmental Services Ltd. from 160275 Canada Inc. and a private individual for \$3,500,000 or \$165/sf of building area. The property is improved with two industrial buildings located on a 6.05 acre site.

Apartment Sales

There were nine transactions in the apartment market during the month of July with a total value of

\$10,852,000. The most notable sale was for 470 Albert Street which was purchased by 813714 Ontario Ltd. from Viner Assets Inc. for \$2,100,000 or \$150,000/unit. The property is improved with a three storey, 14 unit apartment building located in the Centretown neighbourhood.

Institutional

There was one institutional building sale located at 70 Fieldrow Street for \$2,700,000 or \$84/sf of building area. The building was purchased by the Muslim Association of Canada from BDO Canada Ltd. The property is improved with a one and two-storey elementary school that was

constructed in 1960 and 1967. The building has not had extensive renovations done to it, however the windows and the roof were replaced approximately 10 years ago. It was vacant at the time of sale and will be occupied by the purchaser.

Land Sales

There were seven land transactions during the month of July for a total consideration of \$6,874,500. Of the seven transactions, there was one commercial, two residential and four rural/agricultural land sales. The most notable transaction was the purchase of 2659 Mer Bleue Road by 2343065 Ontario Ltd. from private individuals for \$1,250,000 or

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\$97,200/acre. The purchaser intends to assemble the land with adjoining parcels in the development of a subdivision.

Another notable land sale transaction was for a 2.06 acre rural commercial site located near the southeast corner of Trim and Innes Road in the

Orleans community in the east end of Ottawa. This site was sold by 907431 Ontario Inc. to 2020235 Ontario Ltd. for \$1,035,000 or \$502,427/acre.

