

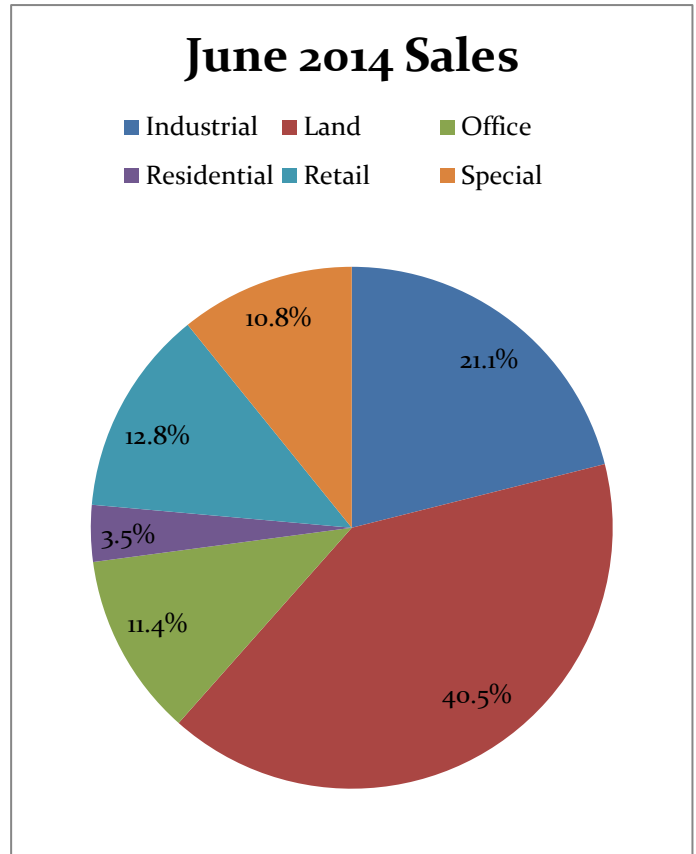
Overview of Market

The local unemployment rate as reported by Statistics Canada for the month of June increased to 6.9%, up slightly from the previous month when it was at 6.8%. The provincial rate fell to 7.3% from 7.5% in May, while the national overall unemployment rate experienced a slight increase to 7.1% from 7.0%.

According to CMHC’s news release, the number of residential units under construction increased 10.5% from this time last year to a total of 6,553 units. Housing Starts for the month of June have decreased (-10.8%). However, the total number of starts for the first half of the year are at 2,518 units as compared to 2,759 in 2013, a decrease of 8.7%.

There were a total of 32 sales reported in the month of June with a total value of \$126,696,025. Land led the way with 40.5% of the sales, industrial building sales accounted for 21.1%, retail building sales 12.8%, office buildings 11.4%, special buildings 10.8% and apartment buildings 3.5%.

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 were four transactions in the retail market with a total value of \$16,185,125. The most notable transaction was the transfer of 486 Hazeldean Road in Kanata to T-Hazeldean Holding Ltd. from the Ontario Supreme Court of Justice via a vesting order for \$12,442,125 or \$151/sf. The property is improved with four retail buildings and a 25,759 square foot pad that is occupied by an Ultramar gas station.

Industrial Sales

There were five industrial building sales during the month of June with a total value of \$26,705,000. The Great-West Life Assurance Company sold 2020 Walkley Road and 2935 Conroy Road to Standard Life for \$19,705,000 or \$183/sf. The two industrial/office buildings were constructed in 1974 & 1976 and were fully leased. There is reportedly four acres of excess land associated with this transaction. The property was listed for sale by

Nathan Smith and Scott Brooker of Cushman & Wakefield Ottawa.

Another notable transaction was the sale of 373 Coventry Road by Shaddy International Marketing Ltd. to Lixar Real Estate Inc. for \$4,850,000 or \$169/sf. This is an older one storey flex retail/industrial building that has undergone several expansions and renovations over the years, first in 1974, 1987 and again in 1992. The building was sold vacant to an owner occupant.

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Juteau Johnson Comba Inc.

Office Sales

There were four transactions in the office market with a total value of \$14,390,000. The most notable transaction was the purchase of 301 Laurier Avenue West by 2421266 Ontario Inc. and 2421267 Ontario Inc (Morguard) from Union Building Corporation of Canada for \$8,075,000 or \$305/sf not including the basement area. The building is a five-storey structure with ground floor retail and offices above located on the northwest corner of Bank Street and Laurier Avenue West. At the time of the sale, the building was 100% leased and it was purchased by an adjoining property owner. This property was listed for sale by Michael Pyman, Jordan Bianconi and Matt Johnson of Colliers International.

Merkburn Holdings Limited purchased 44-48 Steacie Drive in Kanata from 2253259 Canada Inc. for \$2,380,000 or \$103/sf. This is a one storey office/lab building that sold vacant and was purchased for investment purposes.

An older two storey medical office building located at 16 Green Street in Barrhaven was sold by three individuals to Newgate Realty Advisors Inc. for \$2,175,000 or \$241/sf of total leasable area including the lower level space. The building was fully leased at the time of sale. The agents involved in this transaction were Marc Morin and

Graeme Webster of Koble Commercial Property Group.

Apartment Sales

There were five transactions in the apartment market during the month of June with a total value of \$4,440,200. 123 Queen Mary Street was sold by 8772436 Canada Inc. to a private individual for \$1,150,000 or \$287,500/unit. The property is improved with a newly constructed 3.5 storey four-plex.

Land Sales

There were 11 land transactions during the month of June for a total consideration of \$51,267,700. Of the 11 transactions, there was one commercial land sale, six residential land sales and four rural/agricultural land sales.

Commercial

The most notable commercial land sale was located at 630 Eagleson Road in Kanata was sold for \$2,350,000 or \$22.98/sf by Bridlewood Commons Ltd., to ASC (Egleson) Facility Inc. The property is located in the south end of the former City of Kanata and was purchased for the development of a retirement residence specializing in patients who suffer from dementia (All Seniors Care Living Centre). The proposed building will be demised into 71 suites and is to be open in early 2016.

Residential

The most notable land sale was the purchase of the Oblates site located at 175 Main Street in Old Ottawa East for \$32,000,000 or \$1,208,596/acre. This property was sold by Les Oeuvres Oblates de l'Ontario to 175 Main Street Regional Inc. The purchaser is planning on developing the site with approximately 900 new homes along with 60,000 square feet of commercial space. An older building located in the northeast corner of the site is identified on the City of Ottawa's Heritage Reference List and is to be retained. The property was listed for sale by CBRE and the agents involved in the transaction included Erik Falardeau, Shawn Hamilton, Jean-Pierre Gagnon and Robert Metcalfe.

The City of Ottawa sold a parcel of land located on the south side of Holmwood Avenue to the east of Bank Street to Lansdowne Residential GP Inc. (Minto) for \$7,377,058 or \$226/sf. Minto is planning on constructing 9 townhomes and 38 two-storey, two-bedroom, stacked terrace homes, all facing Holmwood Avenue. This development backs onto the retail development at Lansdowne Park. The site is currently part of a large multi-use, 40 acre parcel of land, home to an arena and TD Place, an outdoor stadium.

