

of Capital Interest | April 2016

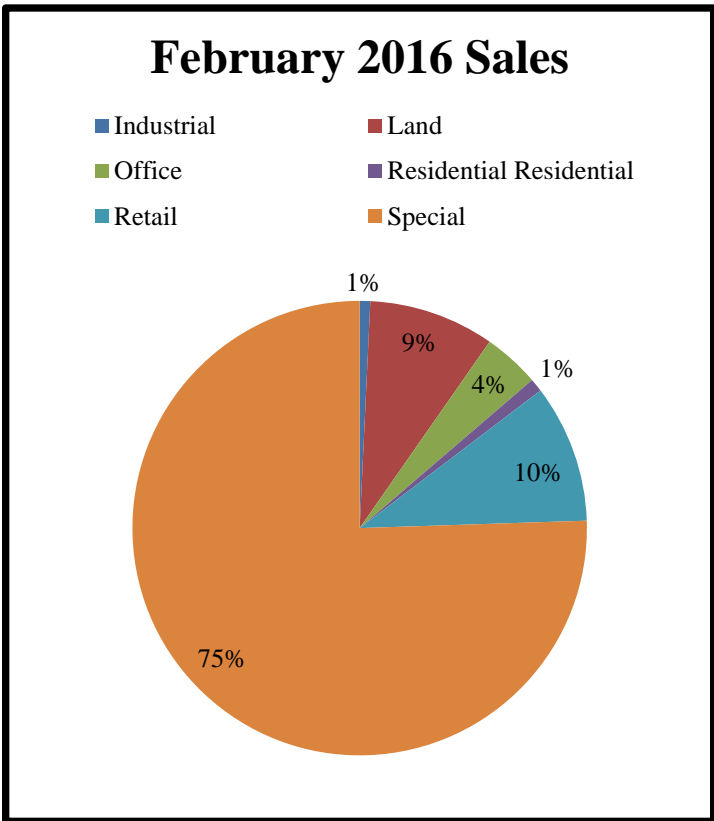
Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate as reported by Statistics Canada for the month of February increased slightly to 6.5%, from the previous month when it was at 6.4%. The national rate increased to 7.3%, while the Province of Ontario had the second highest rate of employment growth, up 1,600 in February, however, the unemployment rate rose slightly to 6.8%.

According to CMHC’s news release, housing starts for the month of February were at 198 units compared to 156 units for the same period last year, an increase of 1.1%. In addition, the starts for condominium apartment units in February 2016 decreased to 28 units as compared to 39 units last year.

There were a total of 24 sales reported in the month of February with a total value of \$146,977,034. Special buildings accounted for 75.5% of the total, office buildings 4.0%, industrial buildings 0.7%, residential buildings 0.9%, retail buildings 9.8% and land 8.9%. Sales data has been provided by RealTrack, Inc. For more information visit <http://www.realtrack.com> or call 1-877-962-9033.



Special Sale

There was one special building sale during the month of February. 100 Kent Street in Ottawa was purchased by InnVest Nominee VIII Ltd. (InnVest REIT) from 1210478 Ontario Inc. (Larco Investment Ltd.) for \$111,000,000 or \$226,994 per room. The property is improved with a 29-storey, 489 room hotel.

Office Sales

There were four office transactions during the month of February with a

total value of \$5,900,000. The most significant was the purchase of 888 Belfast Road for \$3,500,000 or \$139/sf by 9551930 Canada Inc. from 1663422 Ontario Inc. The property is improved with a two-storey office building, plus single storey warehouse component that was constructed in 1968 with expansions in 1975 and 1992. The property was listed for sale by Paul O’Reilly of Remax Core Realty Inc.

Industrial Sales

There was one industrial building sale during the month of February. 1980

Merivale Road was purchased by Capello Investments Ltd. from 2496943 Ontario Inc. for \$1,100,000 or \$101/sf. The property is improved with a one-storey brick clad building.

Residential Sales

There were two transactions in the residential market during the month of February for a total value of \$1,380,000. 236 Genest Avenue in Vanier was purchased by 150089 Canada Ltd. from a private individual for \$850,000 or \$141,667/unit. The property is improved with a two-storey purpose

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built apartment building that was constructed in approximately 1955.

Retail Sales

There were six retail sales during the month of February with a value of \$14,452,500. 524 Bank Street was purchased by Grant Castle Corp. from Toth Equity Ltd. for \$5,300,000 or \$599/sf. The property is improved with a two-tenant retail building, one of which operates a gas bar.

The second most notable retail sale was the purchase of 322 Blackburn Avenue by Golden Dragon Ho 10 Inc. from 866598 Ontario Ltd. for \$3,640,000 or \$315/sf. It is improved with a one and two storey strip plaza, with second floor office space, which is anchored by a Quickie convenience store.

Lastly, 722 Bank Street in the Glebe neighbourhood was purchased by 2497825 Ontario Inc. from Ogilvie Realty Ltd. for \$2,500,000 or \$541/sf. The property is improved with a three-storey brick dwelling with

approximately 19 surface parking spaces. Philip Zunder of Decathlon Commercial Realty was the agent with regards to this sale.

Land Sales

There were ten land transactions during the month of February for a total consideration of \$13,144,534. Of the ten transactions, there was one agricultural sale, five residential sales, three special sales and one future growth sale.

Residential Land

The most notable residential land sale was purchased by Richcraft Homes Limited from Abbott-Fernbank Holdings Ltd. for \$4,316,570 or \$2,940 per front foot. The property is located to the east side of Robert Grant Drive, north of Fernbank Crossing Community, in the west end of the City of Ottawa. The site contains 59 lots that are to be developed with a combination of single family and townhouse units.

Special Land

1125 – 1126 Clapp Lane in Manotick was purchased by RSH OVD Facility Inc. (Reichmann International Development Corp.) from Manotick Heritage Development Inc (Princiotta Management) for \$2,125,000 or \$61/sf of site area. The property was purchased for redevelopment with a 45-unit independent living apartment building, 29 underground parking spaces and a coffee shop on the ground floor. There will be 9 units on the first floor with the remaining units located on the second and third floors (18 units each). The purchaser also owns the adjacent property located at 1131 Clapp Lane, (a two-storey retail building) and 1145 Bridge Street (120 unit full service retirement residence).

