

# of Capital Interest | October 2016

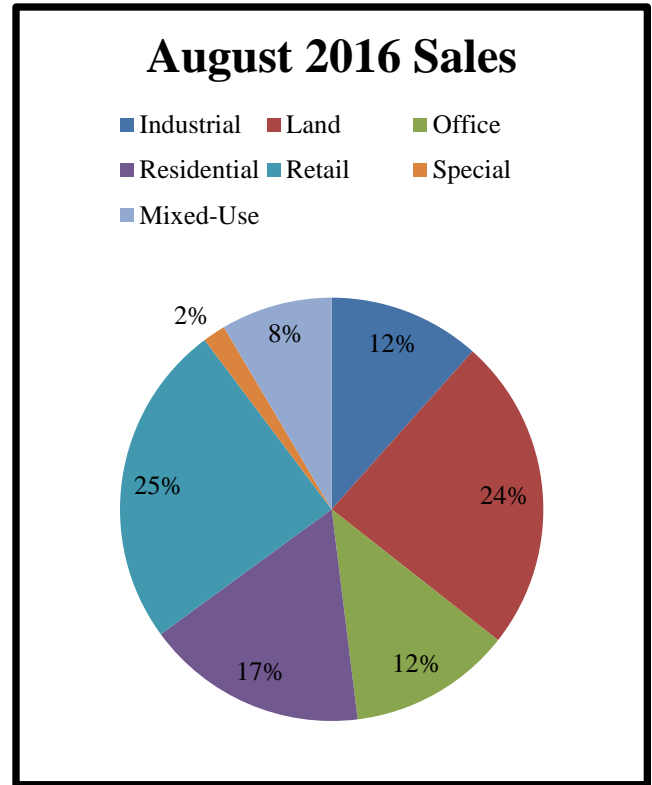
## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate as reported by Statistics Canada for the month of August decreased to 6.1% from the previous month when it was 6.3%. The national rate increased to 7.1% from 6.9% and the provincial rate increased to 6.7% from 6.4%.

According to CMHC’s news release, housing starts for the month of August were at 508 units compared to 480 units for the same period last year, an increase of 5.8%. In addition, the starts for condominium apartment units in August increased to 8 as compared to zero units last year. Year to date housing starts are at 3,088 up 5.4% and condominium starts are at 405 down 44.4%

There were a total of 31 sales in the month of August with a total value of \$60,319,250. Industrial building sales accounted for 11.6% of the total, residential buildings 16.9%, mixed-use buildings 8.5%, retail buildings 24.8%, office buildings 12.4%, special building 1.7% and land 24%. 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 in the month of August with a total value of \$6,992,500. 785 Taylor Creek Drive was purchased by 9727361 Canada Inc. from CU(4)GP Inc., CU(4) Limited Partnership and CU Real Property (4) Ltd. for \$3,600,000 or \$121 per square foot. The property features a one-storey industrial/office building that was constructed in 1989.

The next property of interest is 119 & 126 Willowlea Road a self storage facility which was purchased by Storagevault Canada Inc. from 2242907 Ontario Inc. for \$2,182,500 or \$45 per square foot. This property previously sold in 2015 for \$4,050,000

### Office Sales

There were two office building sales in the month of August with a total value of \$7,500,000. 7 Capella Court was purchased by Kanta Research Park from Whiterock 7 Capella Court for \$6,400,000 or \$187 per square foot. It is improved with a three storey, Class “A” building. Nico Zentil, Peter Senst and Jaysen Smalley of CBRE and Nathan Smith from Cushman Wakefield were the agents with respect to this transaction.

### Retail Sales

There were four retail building sales for the month of August with a total consideration of \$14,960,000. 1459

Ogilvie Road and 2222 Carling Avenue were sold by Golden Dragon Ho Inc. to 2528176 Ontario Ltd. for \$9,100,000 or \$578 per square foot. Both properties are improved with single storey, five unit, retail plazas. Marc Morin and Graeme Webster of Koble Commercial Real Estate were the agents with respect to this sale.

282 – 288 Bank Street was sold by 1221859 Ontario Inc. to Golden Dragon Ho 10 Inc. for \$3,500,000 or \$271 per square foot.

### Residential Sales

There were eight residential building sales for the month of August with a total value of \$10,204,250. 119 Daly

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Avenue was sold by private individuals to 9394141 Canada Inc. for \$2,750,000 or \$119,565 per bedroom. It is improved with a three-storey heritage residential building with 15 rooms and eight one-bedroom apartment units.

### Mixed Use Sales

There were five mixed use building sales for the month of August with a total value of \$5,129,000. 110-112 Murray Street was sold by private individuals to 1948364 Ontario Inc. for \$1,300,000 or \$381 per square foot. The property is demised into a ground floor restaurant with an office and apartment unit on the second floor.

### Land Sales

There were eight land sales during the month of August for a total consideration of \$14,483,500. Of the eight transactions, there were three commercial land sales, one agricultural land sale and four residential land sales.

### Residential Land

514-518 & 530-532 Rochester Street was sold by Rochester Property Holdings Ltd. & Rochester Property Holdings LP to Nuovo Inc. for \$3,650,000 or \$277 per square foot. It was purchased for the development of an 18-storey, 143 unit rental apartment building with ground floor commercial units and underground parking.

### Commercial Land

2770 Trim Road was sold by private individuals to 2090123 Ontario Inc. for \$1,500,000 or \$149,254 per acre. The property is currently zoned Rural Commercial, however, it is designated Agricultural Resource Area in the City of Ottawa Official Plan.

### Agricultural Land

5727 Spratt Road was sold by private individuals to Sanpre Investments Inc. for \$3,346,500 or \$34,543 per acre. It is improved with a residential dwelling and several agricultural out buildings.

**August 2016 Total Value of Transactions**

