

# of Capital Interest | September 2016

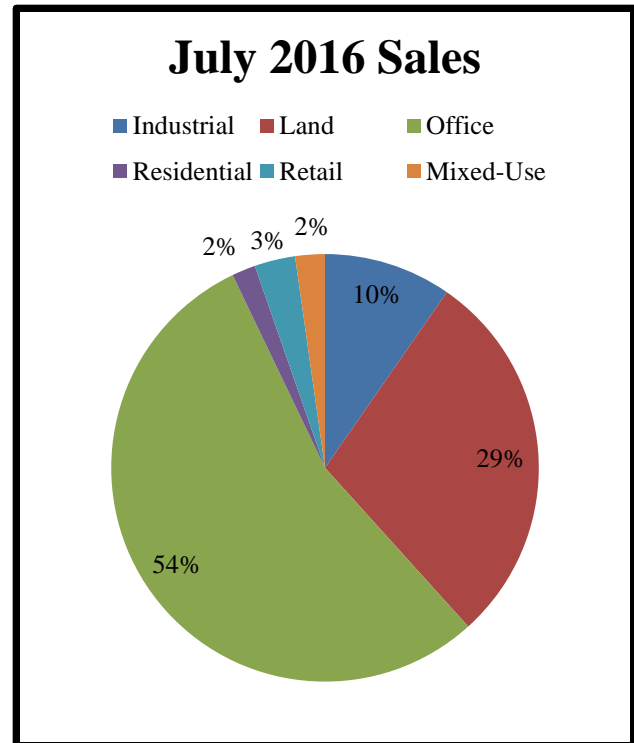
## Juteau Johnson Comba Inc.

### Overview of Market

The local unemployment rate as reported by Statistics Canada for the month of July decreased to 6.3% from the previous month when it was 6.7%. The national rate increased slightly to 6.9% from 6.8% and the provincial rate remained unchanged at 6.4%.

According to CMHC’s news release, housing starts for the month of July were at 411 units compared at 435 units for the same period last year, a decrease of 5.5%. In addition, the starts for condominium apartment units in July decreased to 45 as compared to 68 units last year. Year to date housing starts are at 2,580 units up 5.3% and condominium starts are at 389 down 43.5%.

There were a total of 24 sales in the month of July with a total value of \$107,071,612. Industrial building sales accounted for 9.7% of the total, residential buildings 1.8%, mixed-use buildings 2.2%, retail buildings 3.1%, office buildings 54.6% and land 28.7%. 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 five industrial building sales in the month of July with a total value of \$10,338,000. 2515 St. Laurent Boulevard was purchased by 2515 St. Laurent Ltd. from Nicobert Investments Ltd. for \$3,500,000 or \$138 per square foot. The property features a single-storey, flex building, comprised of office/showroom and warehouse space that was constructed in the late 1980’s. The agents with respect to this sale were Ed Belanger and Rob Quinn from Avison Young.

The next property of interest is 1792 Queensdale Avenue which was purchased from 2266569 Ontario Inc. by 2520106 Ontario Inc. for \$2,100,000 or \$150 per square foot. It is improved

with a one-storey concrete block, cross-dock facility, with a front office component, that was constructed in 1968.

### Office Sales

There were five office building sales in the month of July with a total value of \$58,437,000. 300, 320 and 340 March Road was sold by Dundee Canada (GP) Inc. to Kanata Research Park Corp. for \$25,300,000 or \$209 per square foot. It is a Class “A” development consisting of three identical, six storey office buildings that were constructed between 1987 and 1989.

1125, 1135 & 1145 Innovation Drive was sold by Dundee Canada (GP) Inc. to Kanata Research Park Corp. for

\$25,150,000 or \$215 per square foot. It is improved with a Class “A” office development consisting of three buildings that were constructed in 2001.

2625 Queensview Drive was sold by Dundee Properties (GP) Inc. to CRED GP 1 Inc. for \$5,500,000 or \$119 per square foot. The property is improved with a two-storey, multi-tenant, Class “B” office building, that was constructed in the early 1980’s.

Nico Zentil, Peter Senst and Jaysen Smalley of CBRE and Nathan Smith from Cushman Wakefield were the agents with respect to these three transactions.

# of Capital Interest | September 2016

## Juteau Johnson Comba Inc.

### Retail Sales

There were two retail sales for the month of July with a total consideration of \$3,300,000. 1158 Bank Street was sold by 2452944 Ontario Ltd. to Golpro Holdings Inc. for \$1,650,000 or \$625 per square foot. The agent of record for this transaction was Brent Taylor of Brentcom Realty Corporation.

### Mixed Use Sales

208-212 Slater Street was purchased by 1716434 Ontario Inc. from Grecan Investments Ltd. for \$2,400,000 or \$213 per square foot. It is a two-storey, multi-tenant mixed use building, demised into three retail units on the ground floor, with fitness studios and office space on the second floor.

### Land Sales

There were nine land sales during the month of July for a total consideration of \$30,681,612. Of the nine transactions, there were three residential land sales, one agricultural land sale, one industrial land sale, three commercial land sales and one special land sale.

### Residential Land

Lots located on Codd's Road and Avro Circle within the old Rockcliffe Airbase, were sold by Canada Lands Company CLC Ltd. to Tartan FCJ Homes Inc, for \$5,359,543 or \$107,191 per lot. The lots are part of a 310-acre development, which is to commence in 2017.

### Commercial Land

A 14.6 acre parcel of land located on Systemhouse Street in the Barrhaven community was sold by Montrin Uniform Strandherd GP Inc. to Costco Wholesale Canada Ltd. for \$16,103,500 or \$1,104,492 per acre. This sale is part of the Trinity Commons at Citigate.

### Special Land

425 Terry Fox Drive was sold by KNL Developments Inc. to the Ottawa-Carleton District School Board for \$3,341,500 or \$412,531 per acre. It was purchased for the development of a two-storey school with room for 12 future portables.

