

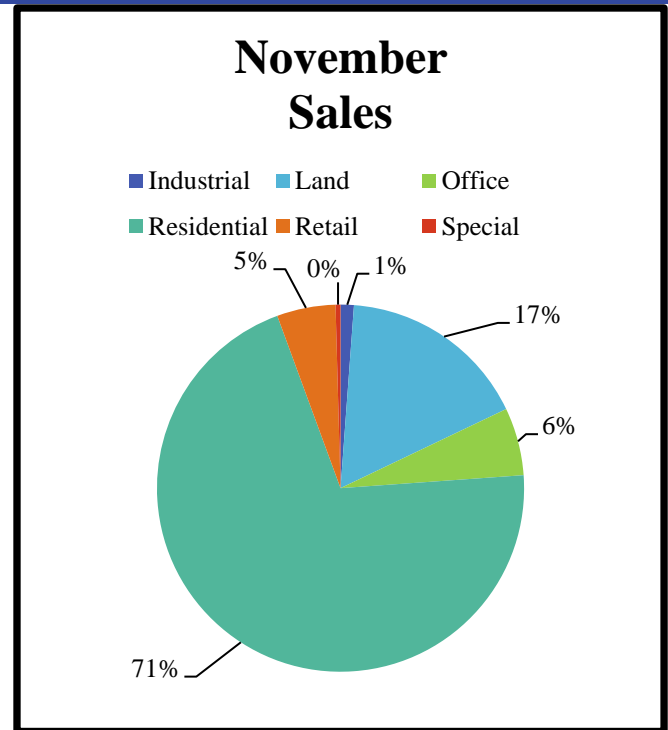
of Capital Interest | January 2021

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of November as reported by Statistics Canada decreased to 7.1% from 8.2%. The national rate decreased to 8.8% from 9.4% while Ontario's unemployment rate decreased to 9.4% from 9.9%.

There were 30 sales in the month of November with a total value of \$230,964,801. Residential building sales accounted for 70.5% of the sales, land sales 16.7%, office building sales 6.0%, retail building sales 5.2%, industrial building sales 1.2% and special building sales 0.4%. Sales data has been provided by RealTrack Inc. For more information, visit www.realtrack.com or call 1-877-962-9033.



Residential Building Sales

There were 9 residential building sales in the month of November for a total consideration of \$162,900,000.

The most notable sale for the month was the sale of 3360 Paul Anka Drive. It was purchased by GF II 3360 Paul Anka Drive Ltd. (*Starlight Investments*) from Homestead Land Holdings Ltd. for \$53,400,000 or \$232,069 per unit. It is improved with a twelve-storey apartment building.

Homestead Land Holdings also sold the following three projects to CAPREIT Apartment Inc.

Hunter's Point Townhouses located on the south side of Bridle Path Drive in the south end of the city, was purchased \$48,710,000 or \$261,882 per unit. It is

improved with 34 blocks of two-storey townhouses.

Surrey Place is also located off of Bridle Path Way and was purchased for \$36,900,000 or \$256,250 per unit. It is improved with 23 blocks of two-storey townhouses.

141 Augusta Street was purchased for \$9,890,000 or \$177,800 per unit. It is improved with a seven-storey apartment building.

280 Laurier Avenue East was purchased by 280 Laurier Ave East Holdings Inc. (*Smart Living Properties*) from NCP Properties Inc. for \$8,300,000 or \$207,500 per unit. It is improved with a six-storey apartment building. The agents involved with the transaction were Barry Humphrey of First Choice Realty and Charles Mirsky of District Realty.

Land Sales

There were 12 land sales for the month of November for a total consideration of \$38,665,250.

Blocks 154, 156, 157, 163, 164, 170, 174 and 176 on Plan 4M-1663 were purchased by Richcraft Homes Ltd. from Riverside South Development Corp. (*Urbandale*) for \$9,401,000 or \$35.57 per square foot. They are zoned Residential Third and Fourth Density.

8555 Campeau Drive was purchased by 26574375 Ontario Inc. from RioCan Holdings (TJV) Inc. & 1633272 Alberta ULC for \$7,372,250 or \$925,000 per acre. It is zoned Mixed-Use Centre.

3149 Hawthorne Road was purchased by StorageVault Canada Inc. from 128023 Canada Inc. for \$3,300,000 or

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\$49.66 per square foot. It is zoned Light Industrial.

2445 Don Reid Drive was purchased by Crombie Property Holdings Ltd. from Kobe Holdings Co Corp. for \$3,300,000 or \$550,000 per acre. It is zoned Light Industrial and was listed for sale by Erik Falardeau of CBRE.

7967 Fernbank Road was purchased by 2749196 Ontario Inc. from Glenmar Golf Course Ltd. for \$2,700,000 or \$17,941 per acre. It is zoned Parks and Open Space.

3453 Carp Road was purchased by Jockvale Farms Inc. from Mark's Choice Ltd. for \$2,500,000 or \$24,915 per acre. It is zoned Agricultural.

1209 St. Laurent Boulevard was purchased by 12401304 Canada Inc. from Ottawa Community Lands Development Corporation for \$2,500,000 or \$79.90 per square foot. It is zoned Transit Oriented Development.

Blocks 153 and 179 on Plan 4M-1663 were purchased by HN Homes Inc. from Riverside South Development Corp. (*Urbandale*) for \$2,262,000 or \$36.19 per square foot. It is zoned Residential Third and Fourth Density.

Office Building Sales

There were 2 office building sales for the month of November for a total consideration of \$13,770,000.

A 75% interest in 81 Metcalfe Street was purchased by Metcalfe Holdings Ltd. (*Marlin Spring Investments*) from Canada Mortgage and Housing Corp. for \$12,450,000 (75% interest) or \$16,600,000 (100% interest) or \$290 per square foot. It is improved with a twelve-storey, Class "B+", office building. Nathan Smith and Scott Brooker of Cushman & Wakefield Ottawa had this property listed for sale.

Retail Building Sales

There were 4 retail building sales for the month of November for a total consideration of \$11,929,551.

366-378 Richmond Road and 375 Danforth Avenue was purchased by MEC GP Ltd. & MEC Ottawa Limited Partnership from the Supreme Court of British Columbia for \$7,300,000. It is improved with a two-level Mountain Equipment Co-Op retail building.

