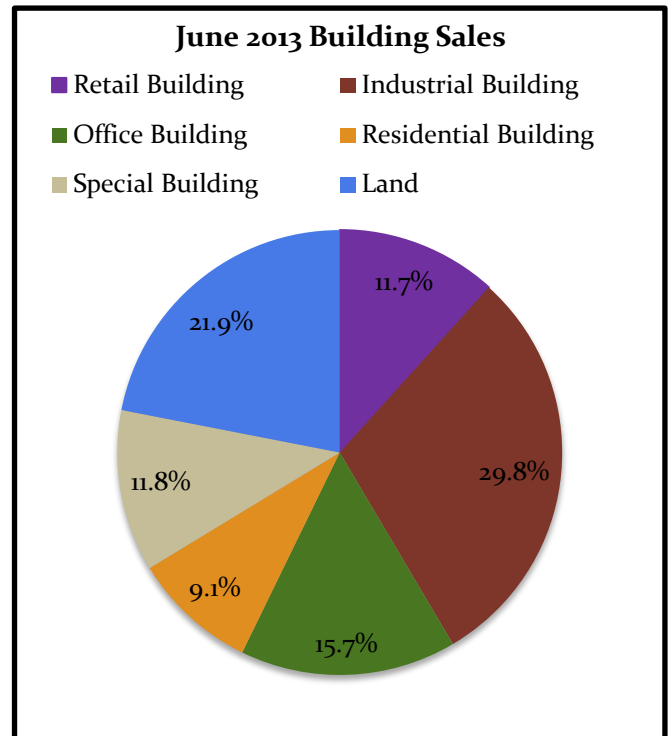


Overview of Market

The local unemployment rate as reported by Statistics Canada for the month of June increased to 6.3% from 6.1% in May. The national rate remained unchanged at 7.1%. However, the provincial rate increased to 7.5% from 7.3% the previous month.

According to CMHC's news release, the number of residential units under construction decreased by 2.2% over last year to a total of 5,928 units. Housing Starts for the month of June increased by 4.5% year-over-year, from 628 units in 2012 to 656 units in 2013. It should also be noted that housing starts for the first six months of the year are down 27.4% as compared to last year and that the number of units completed and not absorbed has increased 61.6% to 493 units from 305 units last year.

There were a total of 24 sales reported in the month of June with a total value of \$73,165,000. Retail building sales accounted for 11.7% of the total, industrial buildings 29.8%, office buildings 15.7%, apartment buildings 9.1%, special buildings 11.8% and land 21.9%. 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 only three transactions in the retail market with a total value of \$8,550,000. The most notable transaction was the purchase of 1948-1950 Merivale Road. The property was acquired by 2356609 Ontario Inc. from IGW Properties GP I Inc for \$3,550,000 of \$59/sf. The property is improved with two, two-storey, mixed use multi-tenant office/retail buildings which were constructed between 1976-1980. They are demised into 35,191 square feet of retail space and 24,527 square feet of office space and were 31%

vacant at the time of sale. The listing agents involved in the transaction were Jordan Bianconi, Michael Pyman, David Williams and Yash Kumar from Colliers International.

Another notable retail transaction was the purchase of 1218 Bank Street for \$3,500,000 by 2373435 Ontario Inc. from 561391 Ontario Inc. The site is improved with a two-storey multi-tenant retail and residential building located in the Old Ottawa South neighbourhood.

Industrial Sales

There were five industrial building sales during the month of June with a total value of \$21,815,000. The most notable sale for the month was the purchase of 975 Gladstone Avenue by Canadian Bank Note Company Ltd. from 975 Gladstone Capital Inc. for \$10,215,000 or \$84/sf. The site is improved with an older single-storey industrial building that was purchased for owner occupancy. It was used as an international bank note printing facility. Kevin Beaudry and Michael Church from

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Avison Young were the brokers for this transaction.

Another notable industrial building transaction was the purchase of 1392 Cyrville Road by Cyrville Properties Ltd. from Chafra Holding Inc. for \$5,150,000 or \$142/sf. The property is improved with a single-storey industrial building with a partial mezzanine floor that was 62.2% leased to Direct Buy.

Another sale of interest was the purchase of 132 Willowlea Road for \$2,800,000 or \$179/sf by 2369481 Ontario Inc. from BFI Canada Inc. The property is improved with an office/industrial building that was constructed in 2007. The building has eight drive-in doors, three drive through bays, 24 foot clear heights and working lube pits. There is also a 50,000 litre above ground fuel island available and 61 surface paved parking spots.

Finally, the last industrial building sale for the month of June was at 1445 Youville Drive. 2309676 Ontario Inc. purchased the property from Youville Drive Property & 1168760 Ontario Inc. for \$2,200,000. This property is located in the Orleans community in the east end of the City

Office Sales

There were three office building sales with a total value of \$11,500,000 for the month of June. The most notable transaction was the purchase of 300 Richmond Road by 2C London Inc. from Cassone Construction Ltd. for \$9,500,000 or

\$514/sf. The property is improved with a newly constructed four-storey office building with retail space at grade. The site features two levels of underground parking with a capacity of 27 parking stalls. The property was sold vacant and was purchased for owner occupancy. Doug Tilley, Paul Bennett, Steve Norton and Benson Mutalemwa from Colliers International were the brokers with respect to this transaction.

Apartment Sales

There were only two transactions in the apartment market during the month of June with a total value of \$6,650,000. The most notable sale was of 240 Stewart Street for \$4,600,000 or \$148,387/unit. 240 Stewart St. Corporation purchased the property from Private Individuals. It is improved with a five-storey, 31-unit apartment building constructed in 1955. The property is in relatively good condition and has 12 on-site parking spaces. The brokers involved in this transaction include Sam Firestone & Aik Aliferis from Primecorp Commercial Realty and John Hughes from Synercapital Real Estate Investment.

The other residential building sale was at 235-237 Wilbrod Street. It sold for \$2,050,000 or \$292,857/unit from a private individual to 1847178 Ontario Inc. The building has 7 units and 2 paved parking spaces. The agent involved in the transaction was Michael Ferlatte from Coldwell Banker Sarazen Realty.

Institutional

There were three institutional building sales for a total of \$8,600,000. A three-storey retirement residence with 66 single and double rooms located at 145 Castlefrank Road was sold for \$5,650,000 or \$85,606/unit. The Shepherds of Good Hope were the purchasers and the vendor was Kanata Facility Inc.

Land Sales

There were nine land transactions during the month of June for a total consideration of \$16,050,000. Of the nine transactions, there was three commercial land sales, five residential land sales, and one rural/agricultural sale. The most notable transaction was the purchase of 1140 Wellington Street for \$5,500,000 or \$104/sf of site area by Tamarack Corporation from The Governing Council of the Salvation Army in Canada. Tamarack Corporation intends to redevelop the property with a thirteen-storey residential condominium that will incorporate the existing heritage office building into the design. Ian Shackell from CB Richard Ellis had this property listed for sale.

Another notable residential land sale was the purchase of a site located between Russell Road and St. Laurent Boulevard for \$3,840,000 or \$1,613,445/acre. Theberge Developments purchased the site from 6553061 Canada Inc. for the development of 106 low rise apartment units. The site is part of

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a larger development site that is to be developed with a total of 320 residential units in three townhouses blocks and nine low rise apartment buildings.

For those readers looking to build a new home in Rockcliffe Park, the

price of a lot is over \$1,000,000. A lot located at 600 Minto Place was purchased for \$1,200,000 or \$80/sf. For the rest of us, we are all hoping that our house will be worth that some day.

