

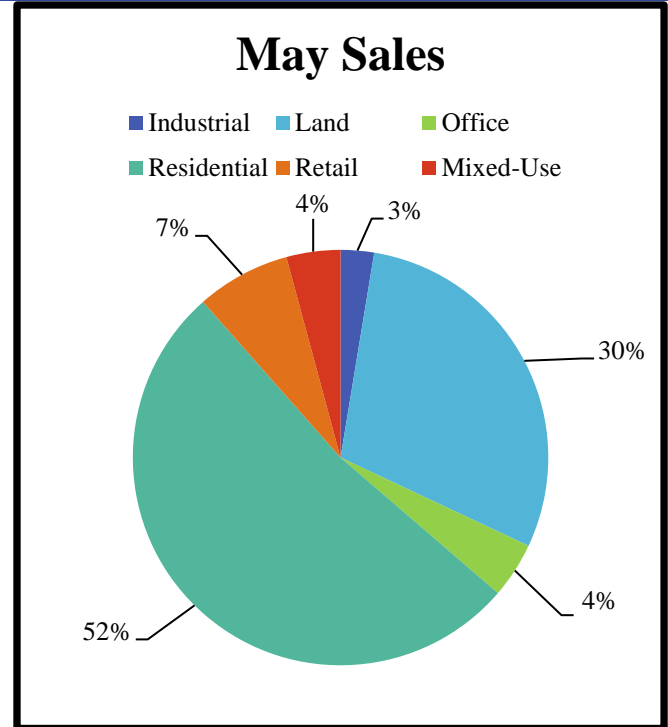
of Capital Interest | July 2020

Juteau Johnson Comba Inc.

Overview of Market

Due to the COVID 19 shutdown of most businesses, the local unemployment rate for the month of May as reported by Statistics Canada increased to 7.7% from 6.3%. The national rate increased to 11.5% from 8.7% while Ontario's unemployment rate also increased to 10.8% from 8.0%.

Also, due to COVID 19, there were only 19 sales in the month of May with a total value of \$42,364,000. This is the lowest monthly total in a very long time. Residential building sales accounted for 52.2% of the total, land sales 29.4%, retail building sales 7.3%, office building sales 4.3%, mixed-use building sales 4.2% and industrial building sales 2.6%. 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 5 residential building sales in the month of May for a total consideration of \$22,101,000.

1422-1474 Coldrey Avenue & 1427-1443 Laperriere Avenue was purchased by Gemstone (Westview) GP Inc. from GBA Inc. (*Minto Group*) for \$12,000,000 or \$153,846 per unit. It is improved with 13 identical six-plexes. Jason Shinder and Charles Mirsky of District Realty were the agents involved with this transaction.

285,292 & 297 Blake Boulevard was purchased by Blake Blvd Properties Ltd. from 1727926 Ontario Inc. for \$7,000,000 or \$90,909 per unit. It is improved with three, three-storey, walk-up rental apartment buildings. This property was listed for sale by Sam

Firestone and Daniel Firestone of Marcus & Millichap.

Land Sales

There were 6 land sales in the month of May for a total consideration of \$12,450,000.

770 Bronson Avenue, located at the southwest corner of Bronson Avenue and Carling Avenue, was purchased by 10467855 Canada Inc. (*Katasa Groupe & Development*) from 1189602 BC Ltd. for \$3,250,000 or \$315 per square foot. It is zoned Arterial Mainstreet.

1161 Old Montreal Road, to the east of Trim Road in Orleans, was purchased by DTOC II Ottawa Facility Inc. (*Q Residential*) from Capital City Church Properties for \$2,900,000 or \$584,677 per acre. It is zoned Rural Institutional.

1983-1985 Bromley Road, located at the northwest corner of Bromley Road and Carling Avenue in the west end of the city, was purchased by Claridge Homes (Bromley) Inc. from named individuals for \$2,600,000 or \$165 per square foot. It is zoned Arterial Mainstreet and was listed for sale by Rocco Manfredi of Royal Lepage Team Realty.

of Capital Interest | July 2020

Juteau Johnson Comba Inc.

