

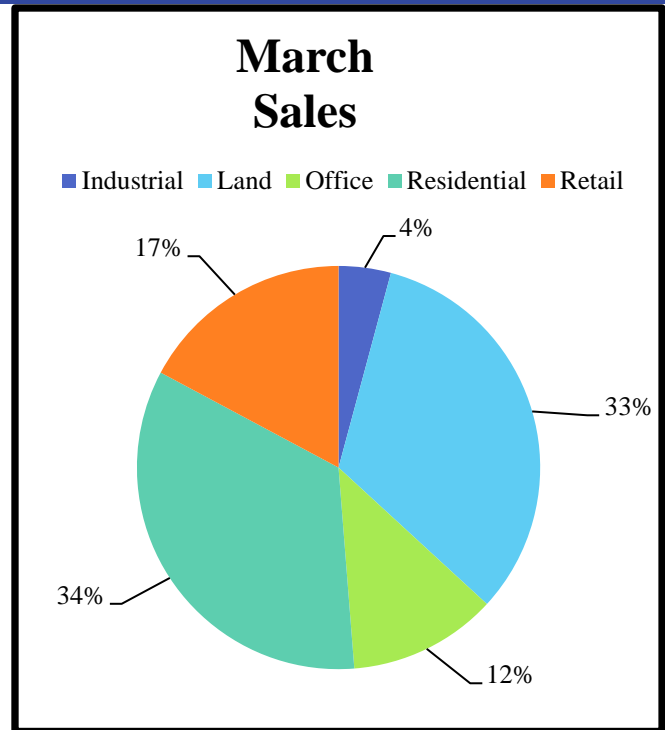
of Capital Interest | May 2021

Juteau Johnson Comba Inc.

Overview of Market

The local unemployment rate for the month of March as reported by Statistics Canada increased slightly to 6.3% from 6.1%. The national rate decreased to 7.5% from 8.2% while Ontario's unemployment rate decreased to 7.5% from 9.2%.

There were 23 sales in the month of March with a total value of \$145,663,328. Residential building sales accounted for 34.1% of the sales, land sales 32.6%, retail buildings 17.2%, office buildings 11.9% and industrial buildings 4.2%. 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 4 residential building sales in the month of March for a total consideration of \$49,605,000.

The most notable sale for the month was the sale of 550 Lang's Road. It was purchased by Centurion Apartment Properties (550 Langs) Inc. from IMH 550 Langs Ltd. (*Starlight Investments Ltd.*) for \$44,000,000 or \$257,310 per unit. It is improved with an 11-storey apartment building.

306 Elmgrove Avenue was purchased by Polonsky Holdings Inc. from Antilia Homes Corp. for \$2,375,000 or \$593,750 per unit. It is improved with a three-storey fourplex.

Land Sales

There were 8 land sales in the month of March for a total consideration of \$47,554,765.

265 Catherine Street was purchased by 12712610 Canada Inc. (*Brigil Construction*) from Crerar Silverside Corp. for \$24,000,000 or \$216 per square foot. It is zoned General Mixed-Use. This property was listed for sale by Cushman-Wakefield Ottawa.

5531 Fernbank Road was purchased by 2808761 Ontario Ltd. (*Claridge Homes*) from named individuals for \$7,501,065 or \$826,108 per acre. It is zoned General Mixed-Use.

Blocks 8 and 10 on Plan 4M-1651 in Wateridge Village was purchased by Uniform Urban Developments Ltd. from Canada Lands Company CLC Ltd. for \$4,137,900 or \$63.54 per square foot. It is zoned Residential Fifth Density.

Irish Hills Golf and Country Club at 3248 Carp Road was purchased by

12785200 Canada Inc. from Irish Hills Developments Ltd. for \$3,450,000 or \$17,382 per acre. It is zoned Parks and Open Space.

3150, 3247 and 3273 Moodie Drive were purchased by 2779774 Ontario Inc. from named individuals for \$3,020,000 or \$45,834 per acre. It is zoned Mineral Extraction Zone, Rural Countryside Zone and Agricultural.

2861 Moodie Drive was purchased by Moodie Drive Developments (2021) Inc. from 1977572 Ontario Inc. for \$2,340,800 or \$80,000 per acre. It is zoned Agricultural.

Retail Building Sales

There were 4 retail building sales in the month of March for a total consideration of \$25,045,000.

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2430-2440 Bank Street was purchased by 2792439 Ontario Inc. (*Rahal Hair Transplant*) from Wantage Developments Inc. for \$15,500,000 or \$391 per square foot. It is improved with three commercial buildings comprised of a mix of office and retail tenants.

2026 Lanthier Drive was purchased by Jesus is Lord Church Canada East from 1189573 BC Ltd. for \$4,020,000 or \$227 per square foot. It is improved with a single storey retail plaza.

5223 Mitch Owens Road was purchased by 5219 Mitch Owens Road Inc. from JSW Land & Cattle Company Ltd. for \$3,000,000. It is improved with a single storey retail building.

1619 Carling Avenue was purchased by 2796514 Ontario Inc. from Gyonh Ottawa 2011 Inc. for \$2,525,000 or \$327 per square foot. It is improved with a two-storey retail/office building.

Office Building Sales

There were 5 office building sales in the month of March for a total consideration of \$17,358,563.

786 Bronson Street was purchased by Restore Medical Clinics Inc. from GGFG Federal Corp. for \$6,388,000 or \$678 per square foot. It is improved with a three-storey office building.

2440 Don Reid Drive was purchased by 12755611 Canada Inc. from 2440 Don Reid Inc. (*Elk Property Management Ltd.*) for \$4,400,000 or \$204 per square foot. It is improved with a two-storey office building.

275 Bay Street was purchased by Lannister Homes Ltd. (*Safeline Group*) from Hurolac Enterprises Ltd. for \$2,650,000 or \$294 per square foot. It is improved with a three-storey office building.

A 37% interest in 21 Florence Street was purchased by Canadian Egg Marketing Agency from Dairy Farmers of Canada for \$2,480,563 (37% interest) or \$228 per square foot (100% interest). It is improved with a three-storey office building.

Industrial Building Sales

There were 2 industrial building sales in the month of March for a total consideration of \$6,100,000.

5459 Canotek Road was purchased by 5459 Canotek Corporation from 1918543 Ontario Inc. (*Classic Tile and Stone*) for \$3,900,000 or \$135 per square foot. It is improved with a two-storey industrial flex building.

1486 Merivale Road was purchased by 2782755 Ontario Inc. from 5010560 Ontario Inc. for \$2,200,000 or \$453 per square foot. It is improved with a single storey automotive garage.

March 2021 Total Value of Transactions

