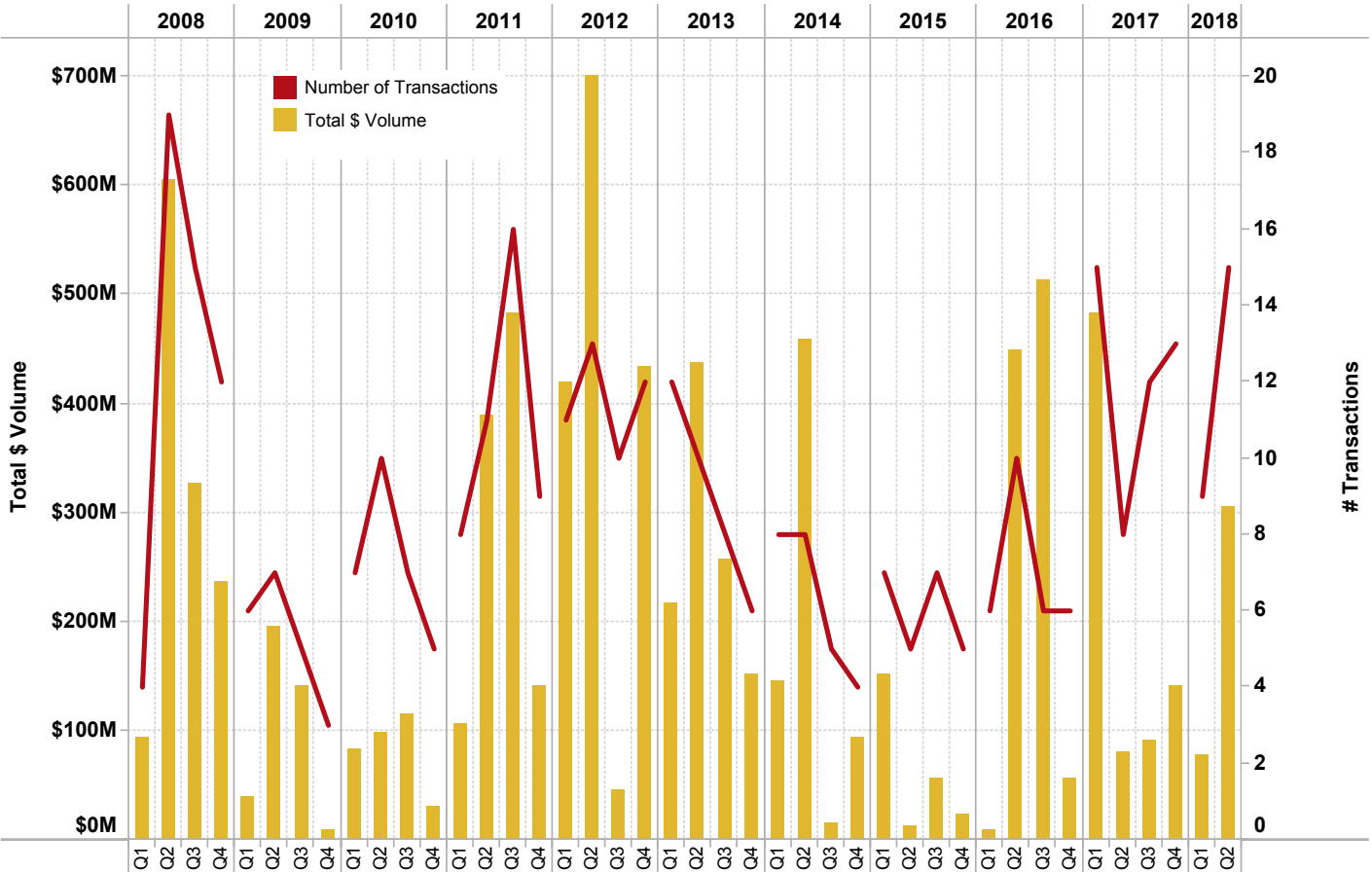

Greater Calgary Area Office

Commercial Q2 2018 Statistics

Data as of June 30, 2018



Office - Total Price & Transactions by Year & Quarter

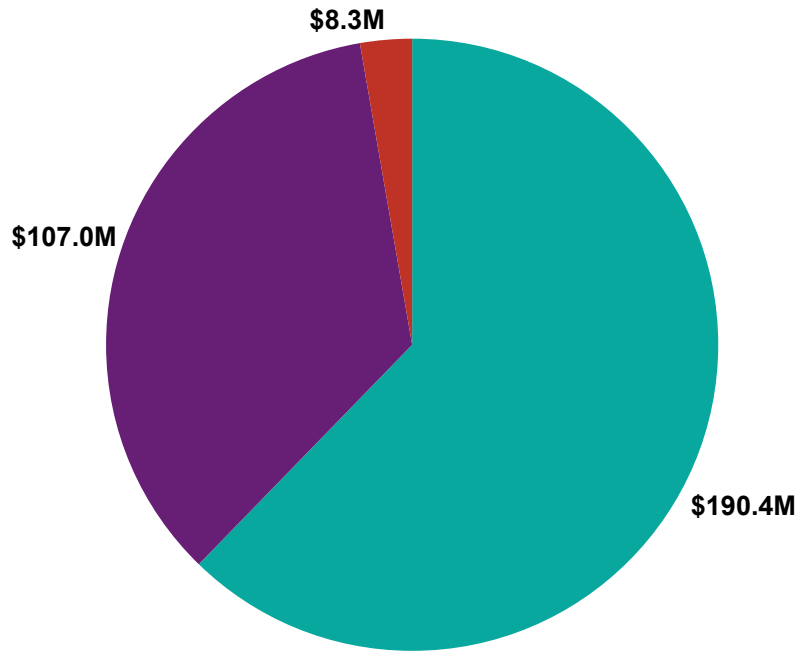


Office			
Calgary	Calgary	NE	\$17.1M
		NW	\$8.2M
		SE	\$141.5M
		SW	\$137.7M
Surrou..	Airdrie	Null	\$1.3M
	Banff	Null	
	Canmore	Null	
	Carstairs	Null	
	Cochrane	Null	
	Crossfield	Null	
	Didsbury	Null	
	High River	Null	
	Okotoks	Null	
	Strathmore	Null	

Q2 2018 Transactions by Date & Municipality

The chart displays transaction data for Q2 2018, with the x-axis representing dates from April 10 to June 29, 2018, and the y-axis representing municipalities. Bubble size indicates transaction volume, and bubble color indicates transaction value. The largest transaction (red bubble) occurred in late April for Calgary SE, valued at \$141.5M. Other significant transactions include Calgary SW (\$137.7M, red) and Calgary NE (\$17.1M, orange) in late April. A small red bubble is visible for Airdrie in late June, valued at \$1.3M. Most other municipalities show no transactions or very low values (light blue bubbles).

Office - Q2 2018 Purchaser Profile by Total \$ Volume

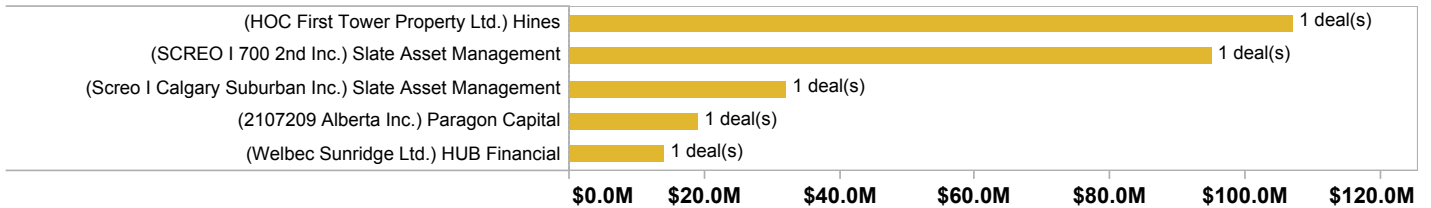


Purchaser Profile

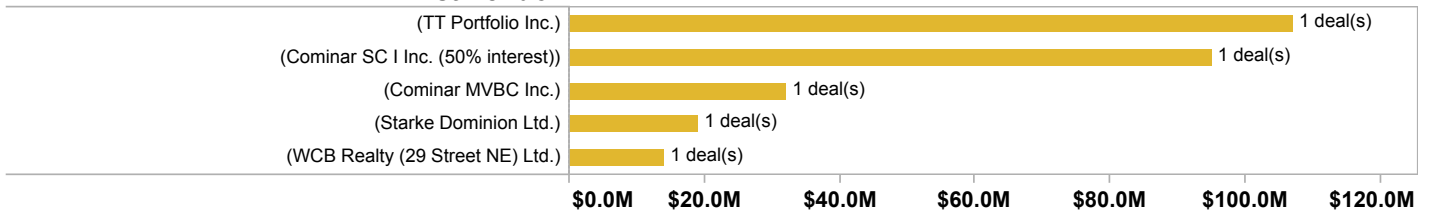
- Private Investor - Canadian
- Private Investor - Foreign
- User

Office - Q2 2018 Top Purchasers, Vendors, Lenders

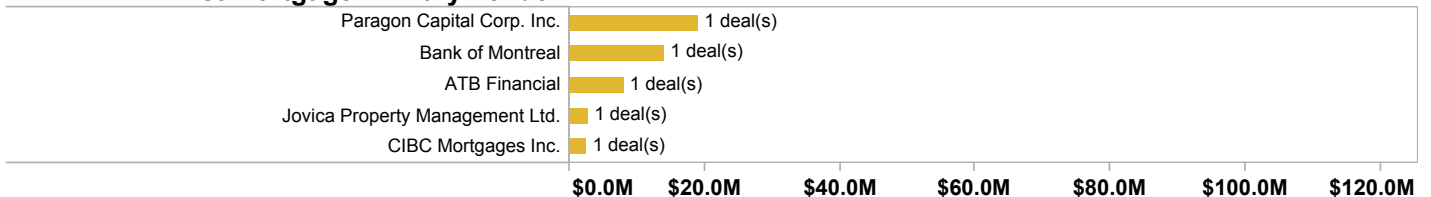
First Purchaser



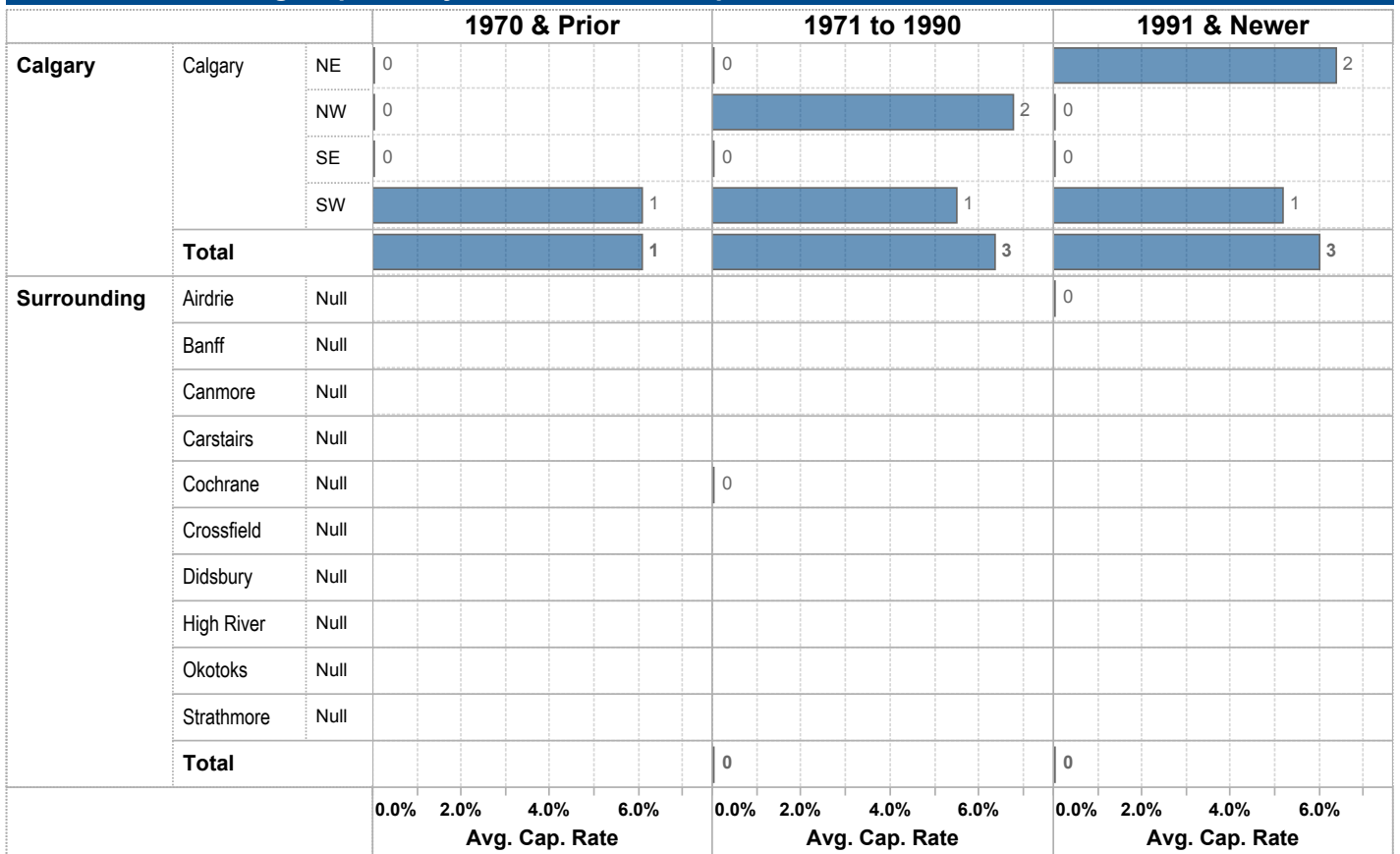
First Vendor



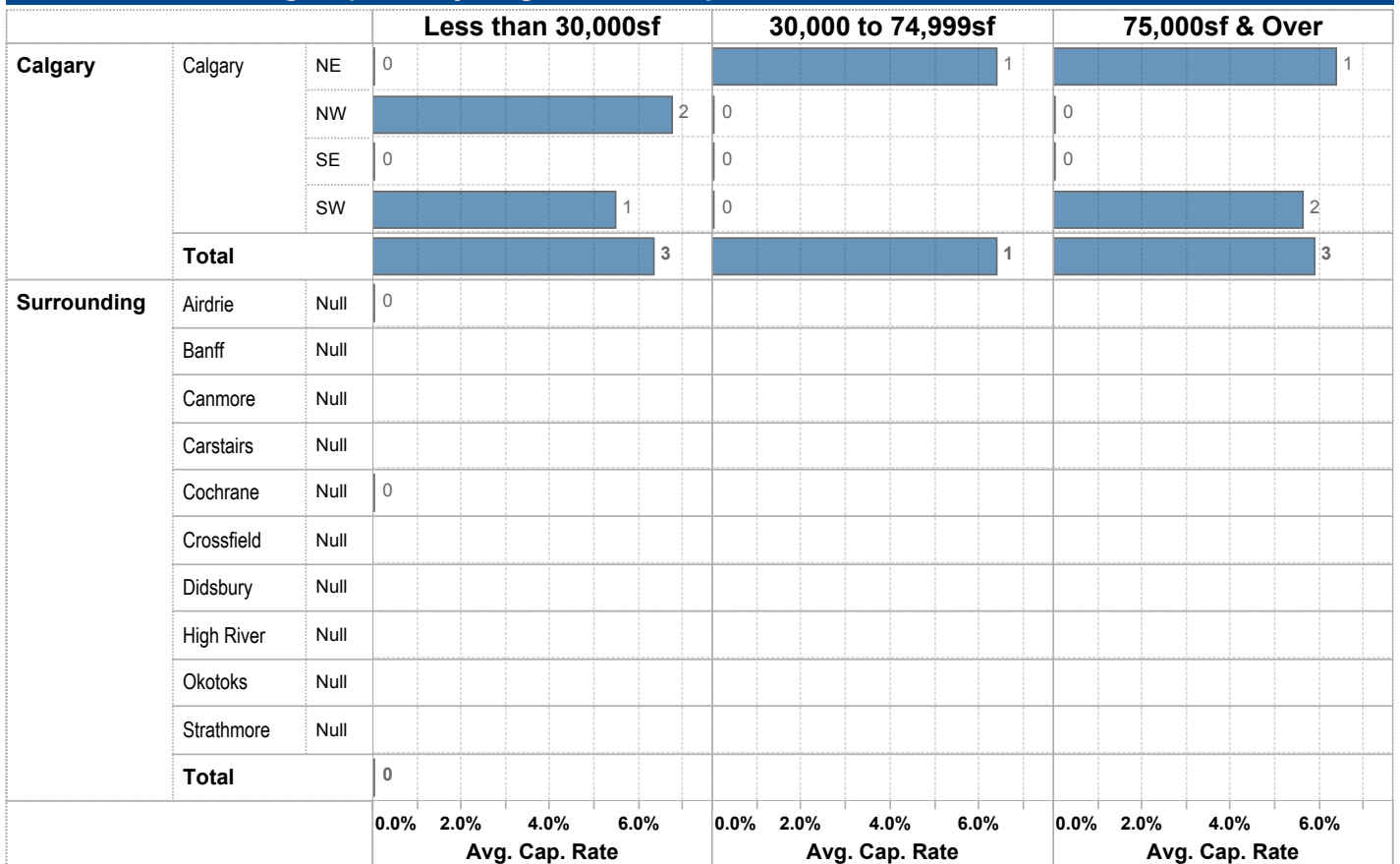
First Mortgage Primary Lender



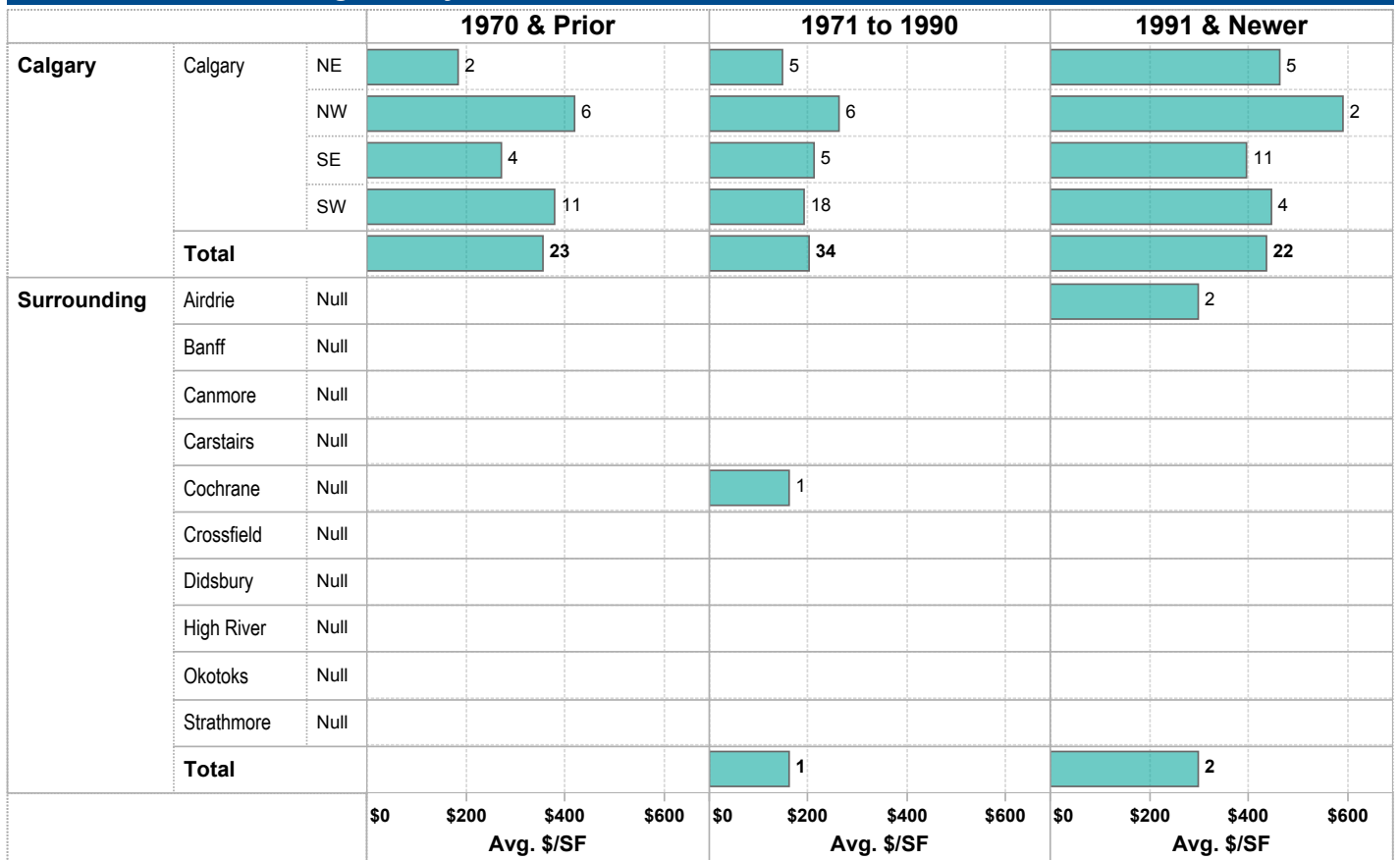
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



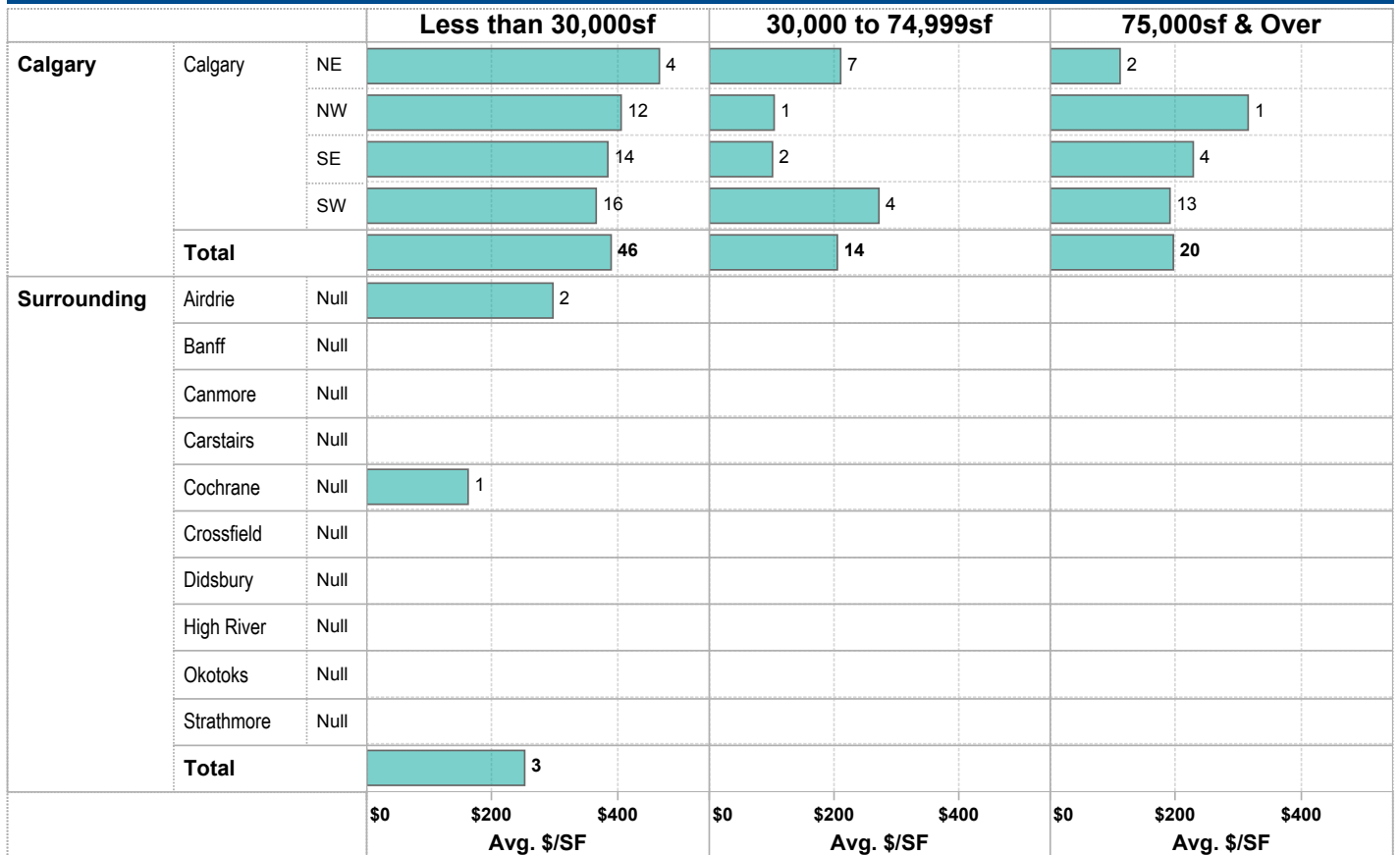
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



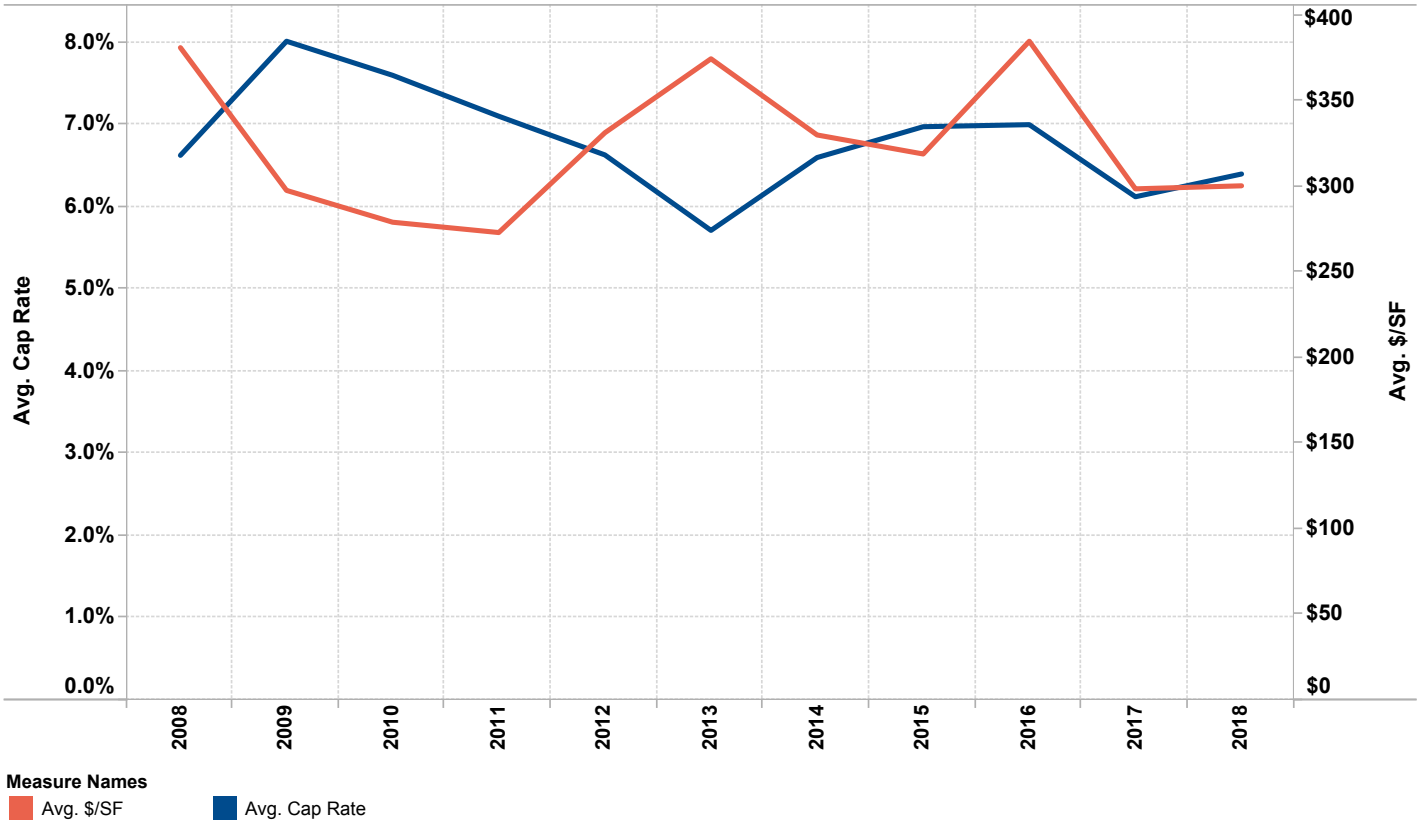
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



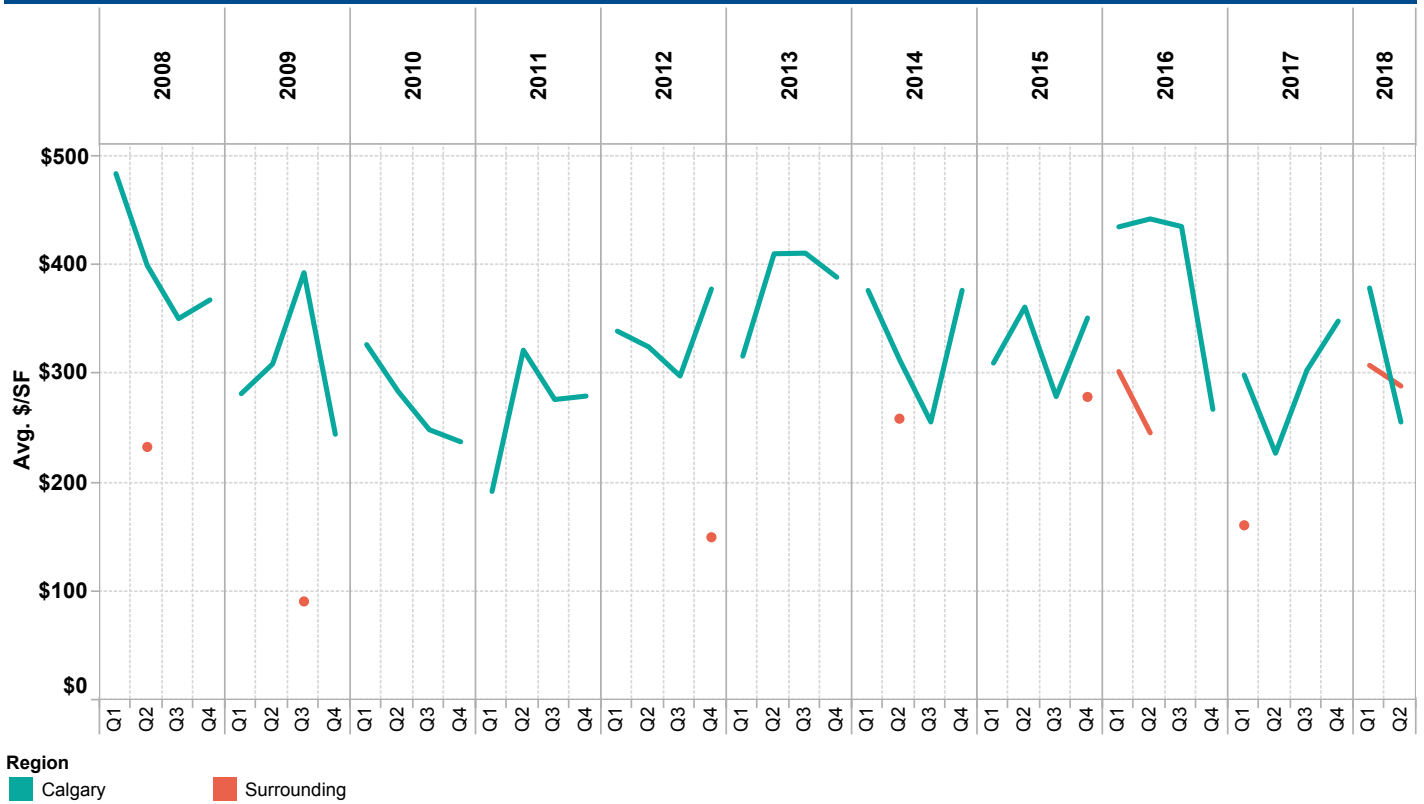
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



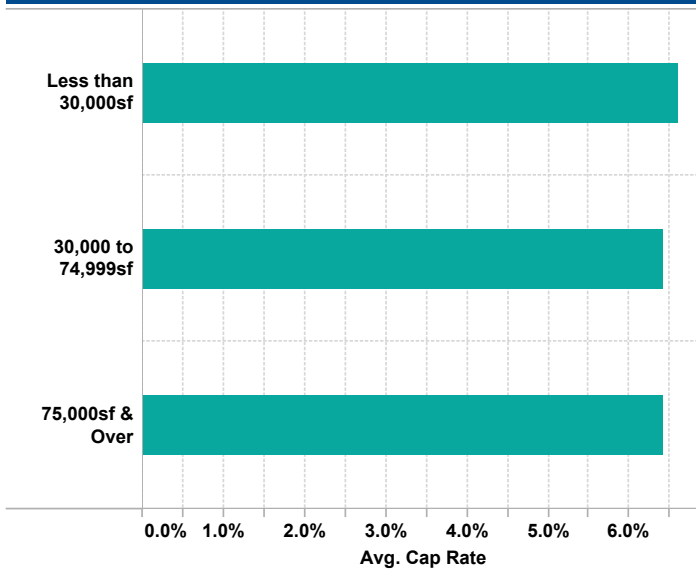
Office - Avg. \$/SF vs. Cap Rate



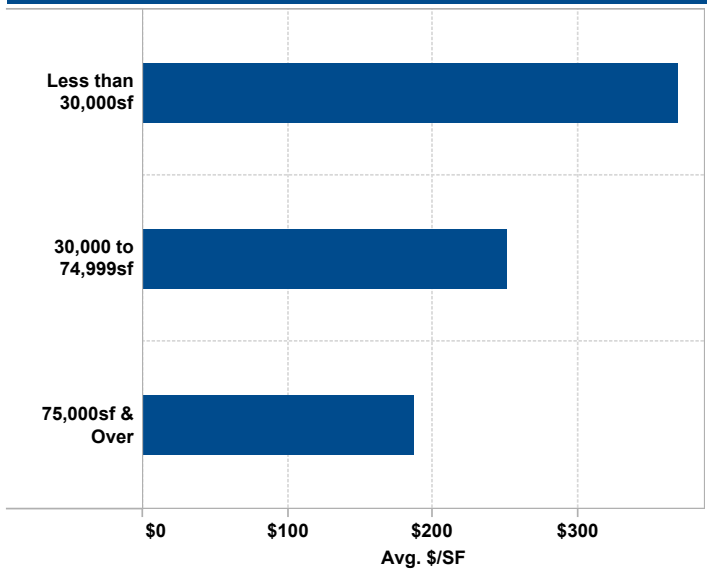
Office - Avg. \$/SF by Area



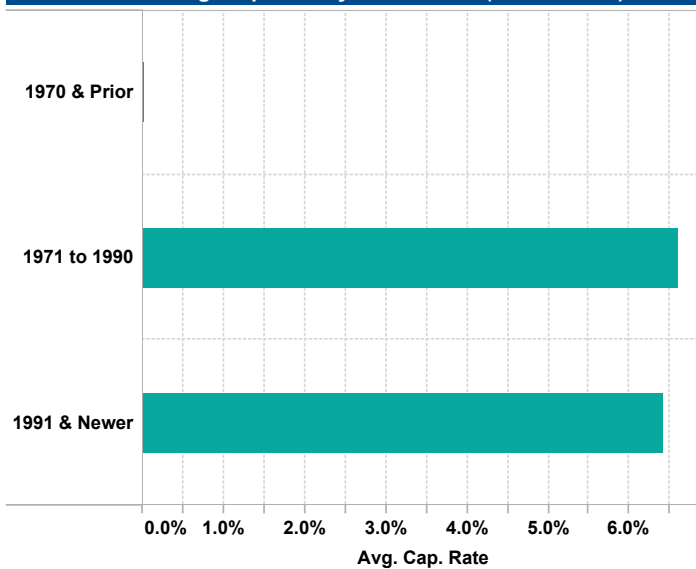
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



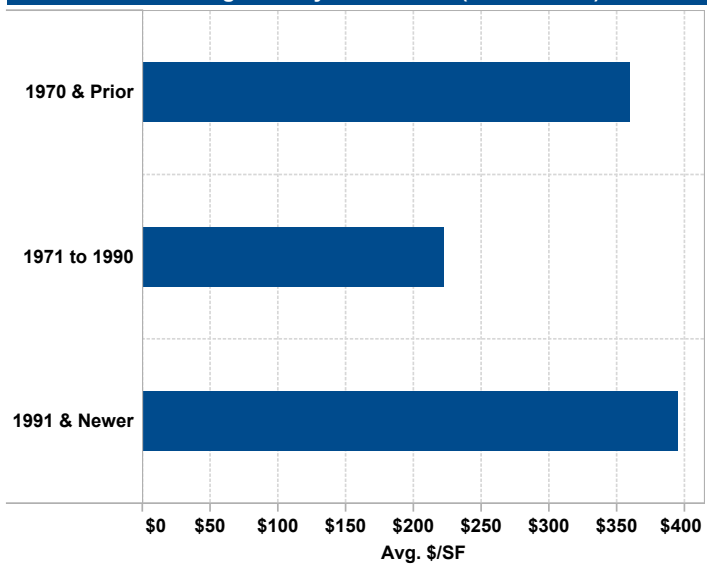
Office - Avg. \$/SF by Bldg. Size (last 12 mos.)



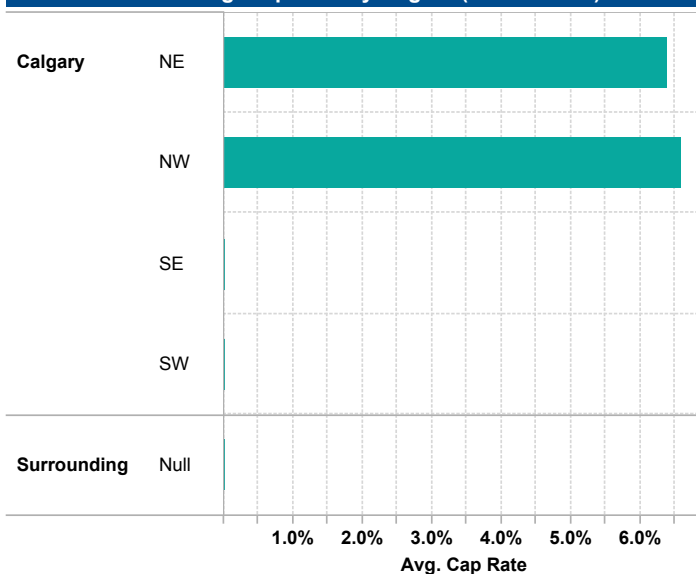
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



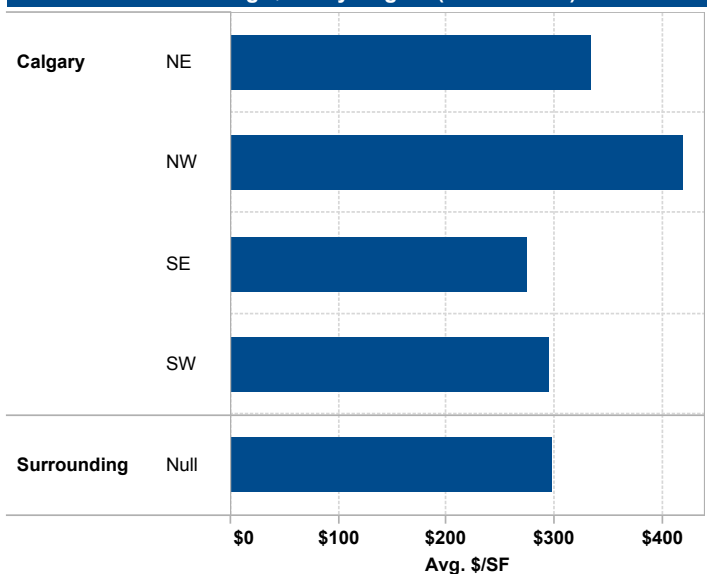
Office - Avg. \$/SF by Const. Year (last 12 mos.)



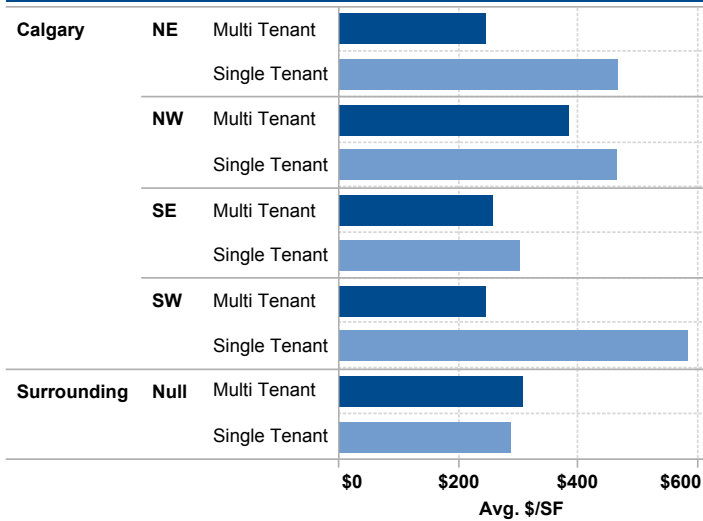
Office - Avg. Cap Rate by Region (last 12 mos.)



Office - Avg. \$/SF by Region (last 12 mos.)



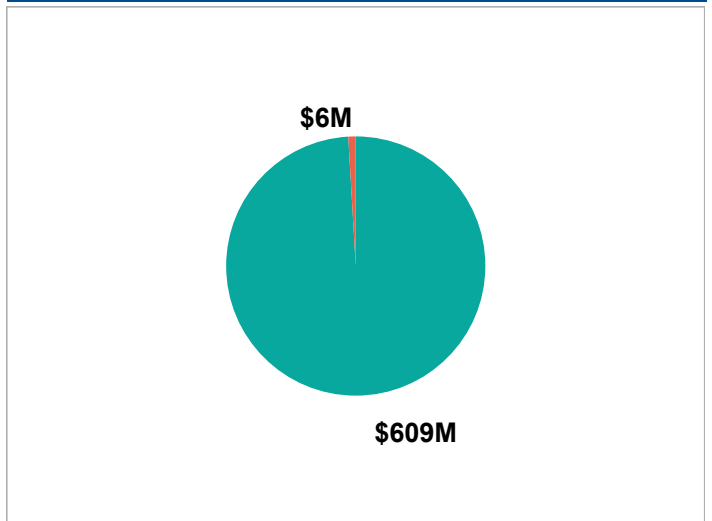
Office - Avg. \$/SF by Region & Tenancy (last 12 mos.)



Property Type

- Multi Tenant
- Single Tenant

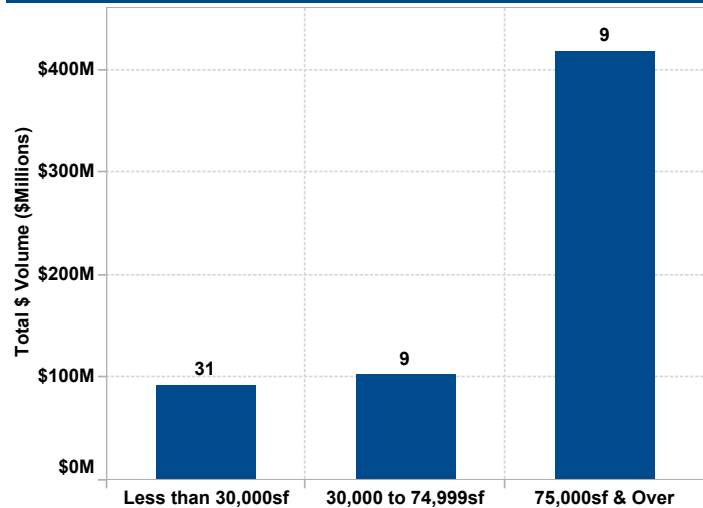
Office - Total \$ Volume by Region (last 12 mos.)



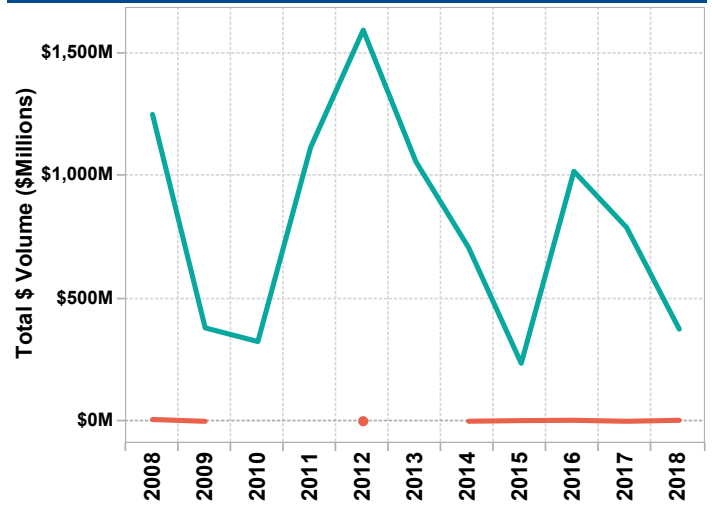
Region

- Calgary
- Surrounding

Office - \$ Volume & Transactions by Bldg. Size (last 12 mos.)



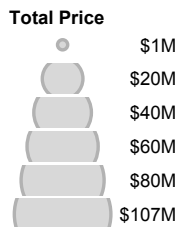
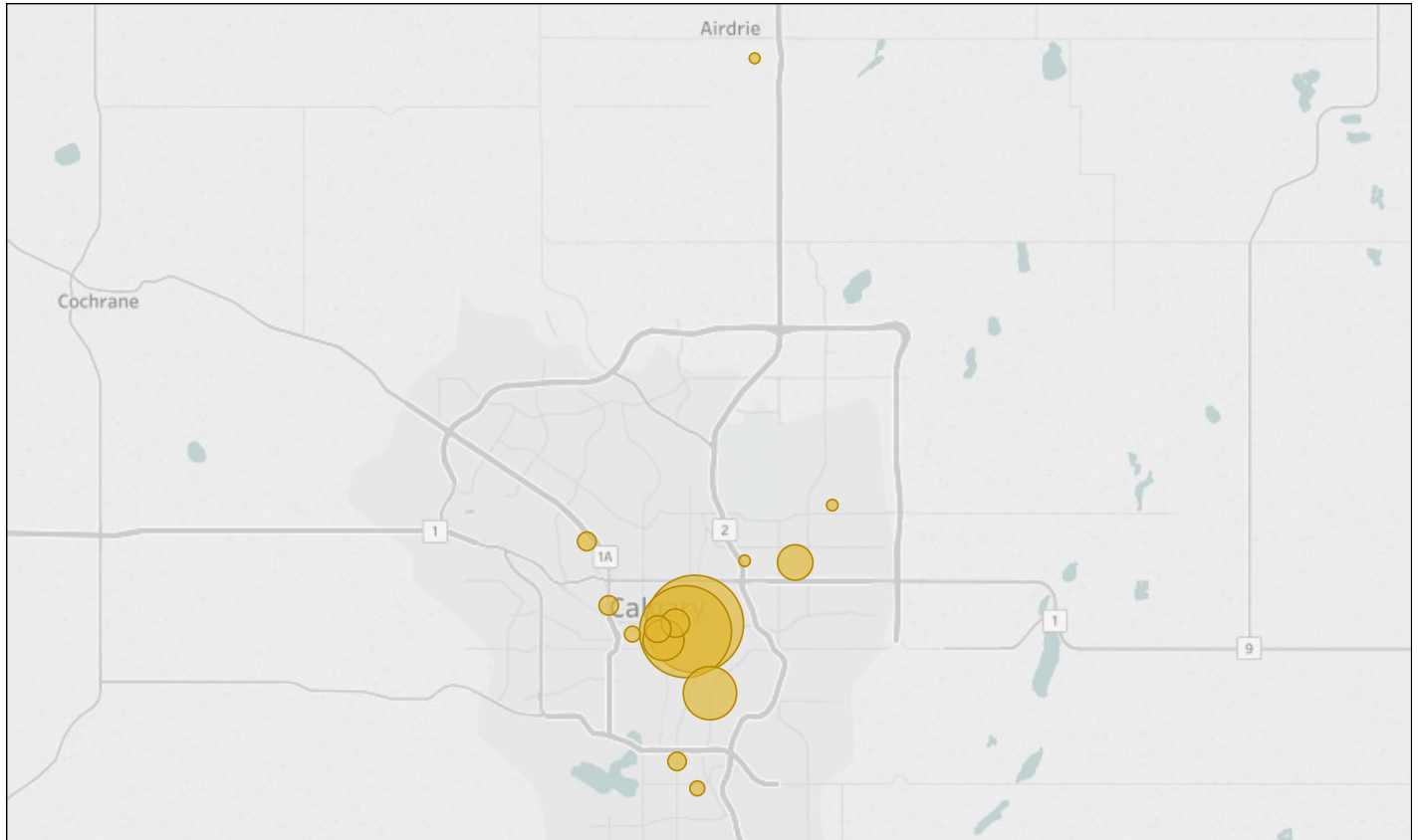
Office - Total Dollar Volume by Region (to Q2 2018)



Office - Top Transactions Q2 2018

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
411 1st Street S.E.	Calgary	\$107,000,000	726,529	\$147	Market
225 7th Avenue S.W.	Calgary	\$95,121,000	627,398	\$152	Market
3600 4th Street S.E.	Calgary	\$32,005,000	126,533	\$253	Market
906 12th Avenue S.W.	Calgary	\$19,000,000	139,177	\$137	Distress
2571 29th Street N.E.	Calgary	\$14,100,000	50,436	\$280	Market

Office - Q2 2018 Transactions



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