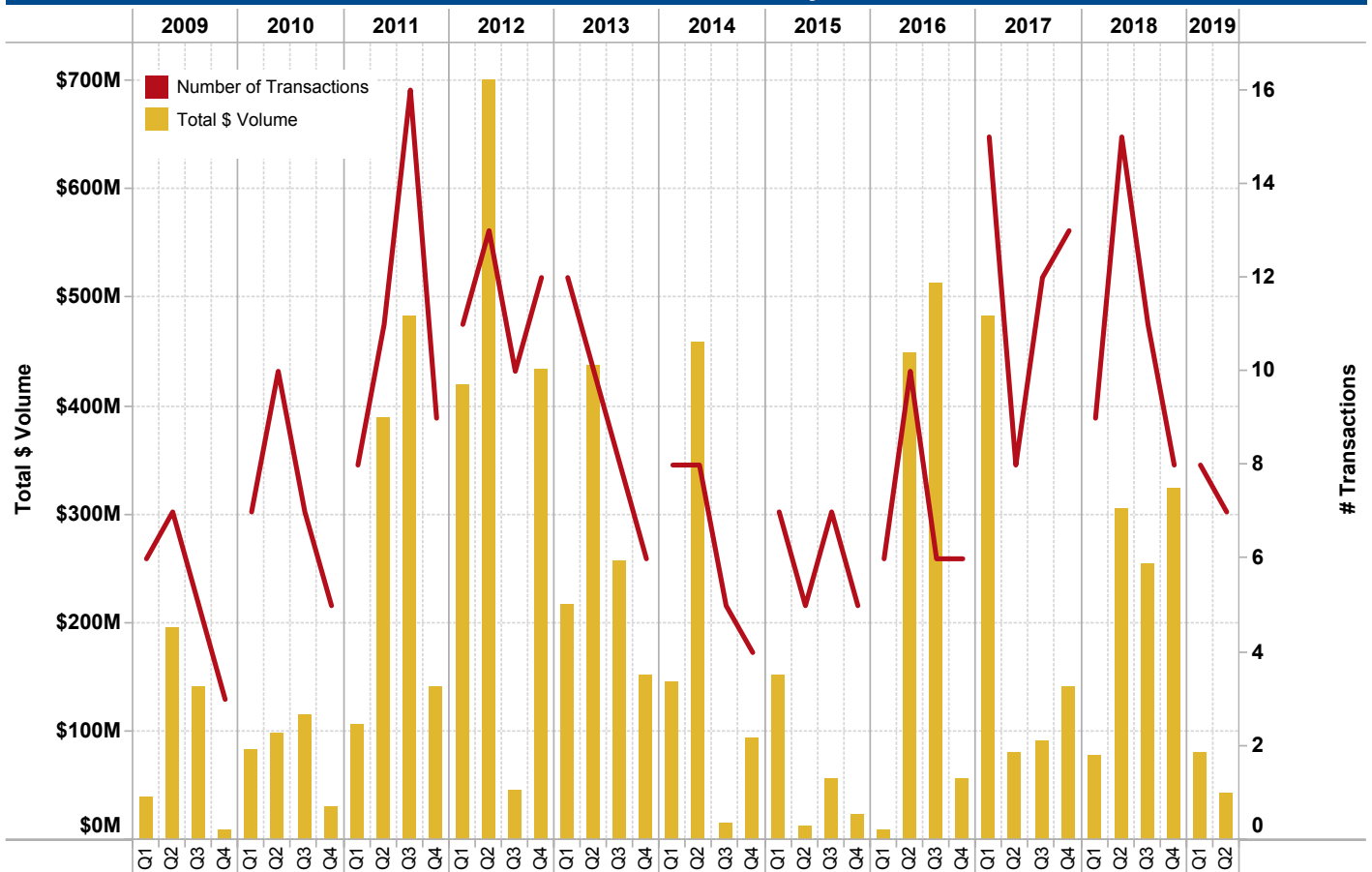

Greater Calgary Area Office

Commercial Q2 2019 Statistics

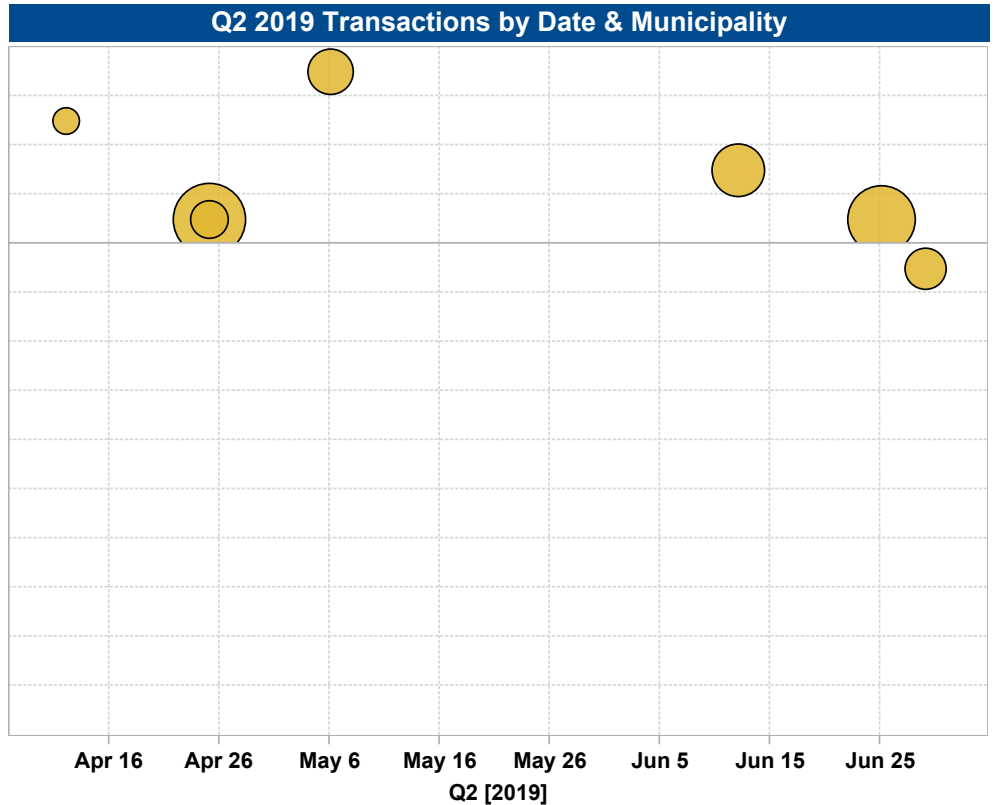
Data as of June 30, 2019



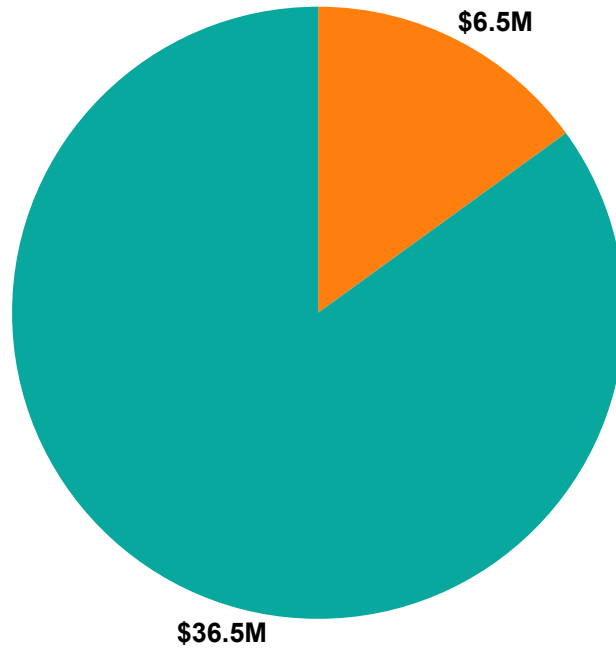
Office - Total Price & Transactions by Year & Quarter



Office			
Calgary	Calgary	NE	\$4.8M
		NW	\$1.6M
		SE	\$6.5M
		SW	\$26.2M
Surrou..	Airdrie	Null	\$4.0M
	Banff	Null	
	Canmore	Null	
	Carstairs	Null	
	Cochrane	Null	
	Crossfield	Null	
	Didsbury	Null	
	High River	Null	
	Okotoks	Null	
	Strathmore	Null	



Office - Q2 2019 Purchaser Profile by Total \$ Volume

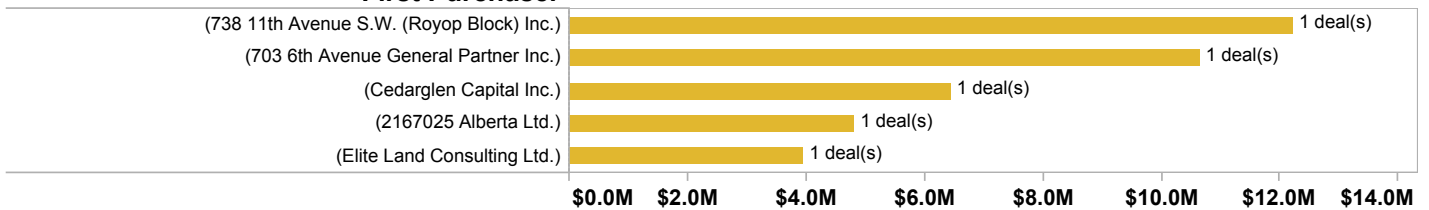


Purchaser Profile

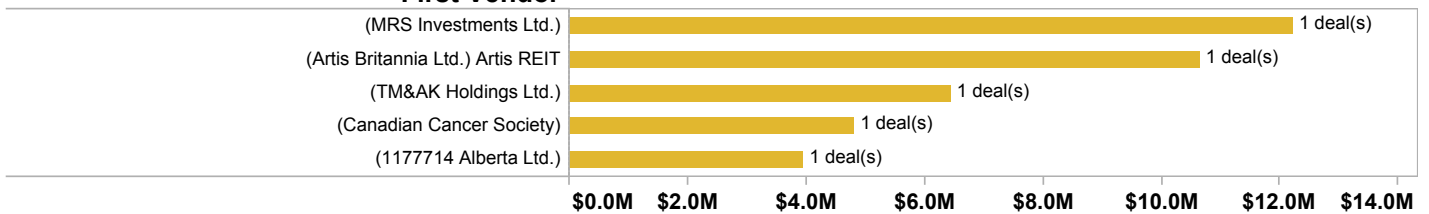
- Private Investor
- Private Investor - Canadian

Office - Q2 2019 Top Purchasers, Vendors, Lenders

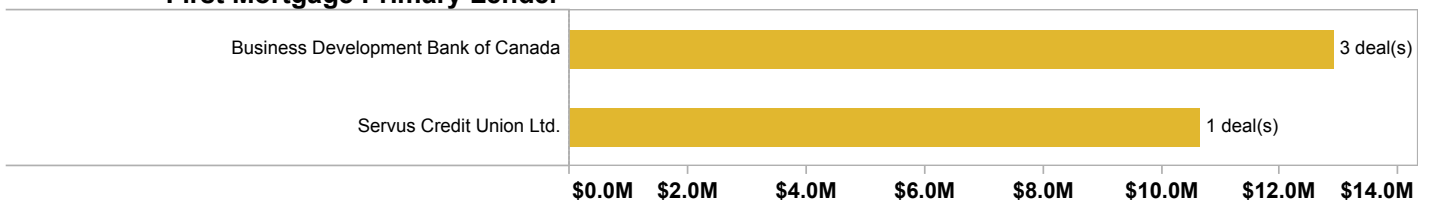
First Purchaser



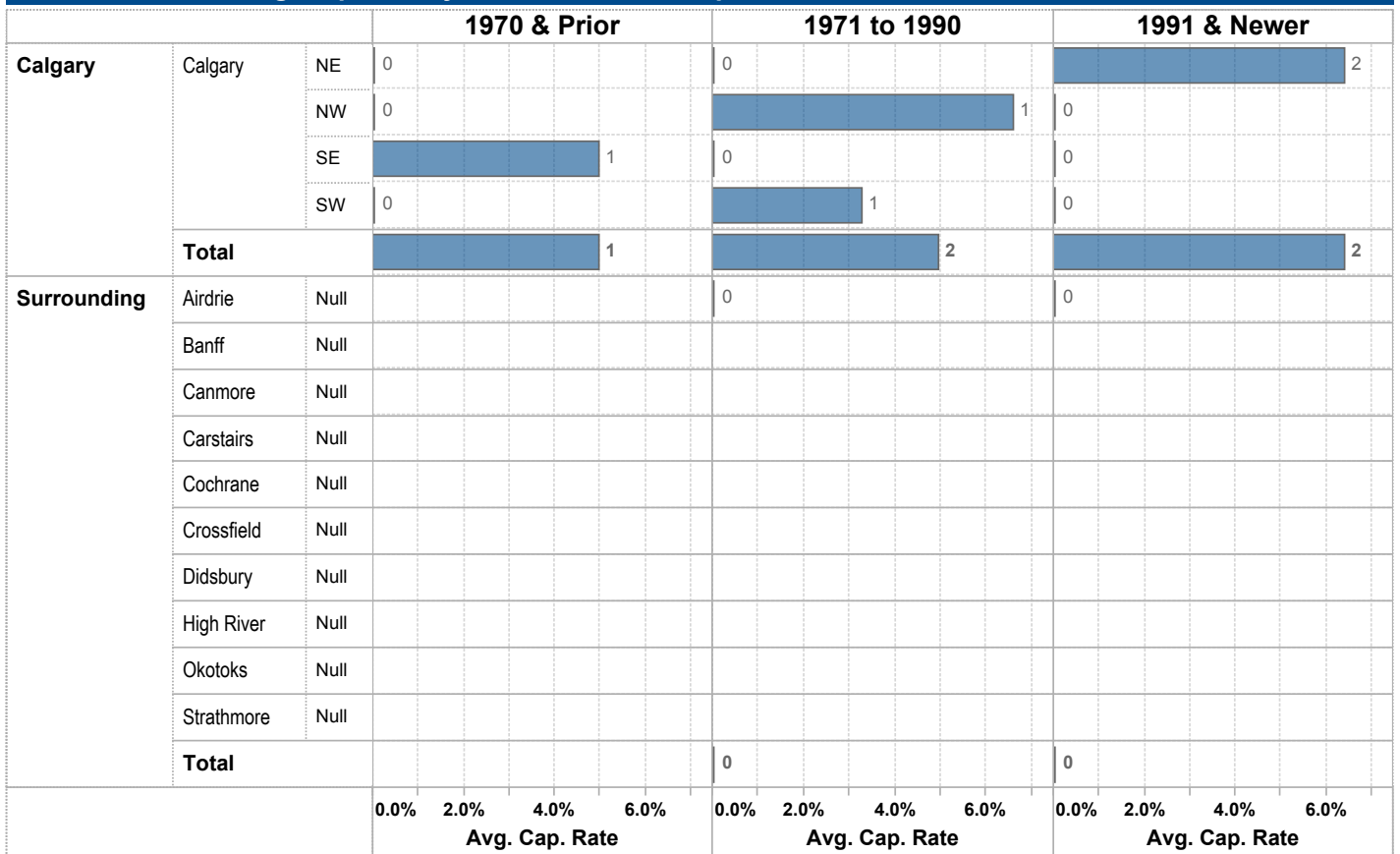
First Vendor



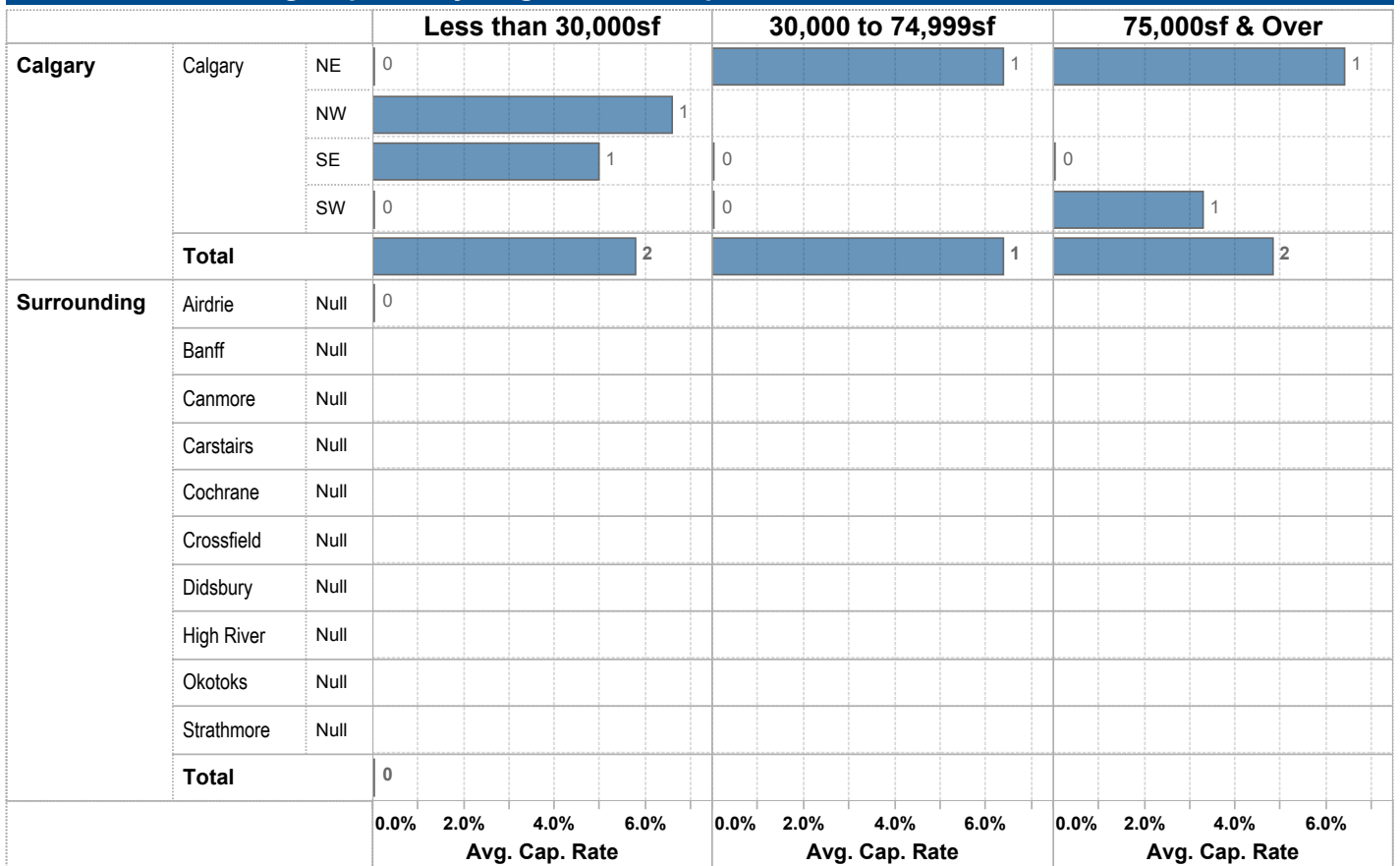
First Mortgage Primary Lender



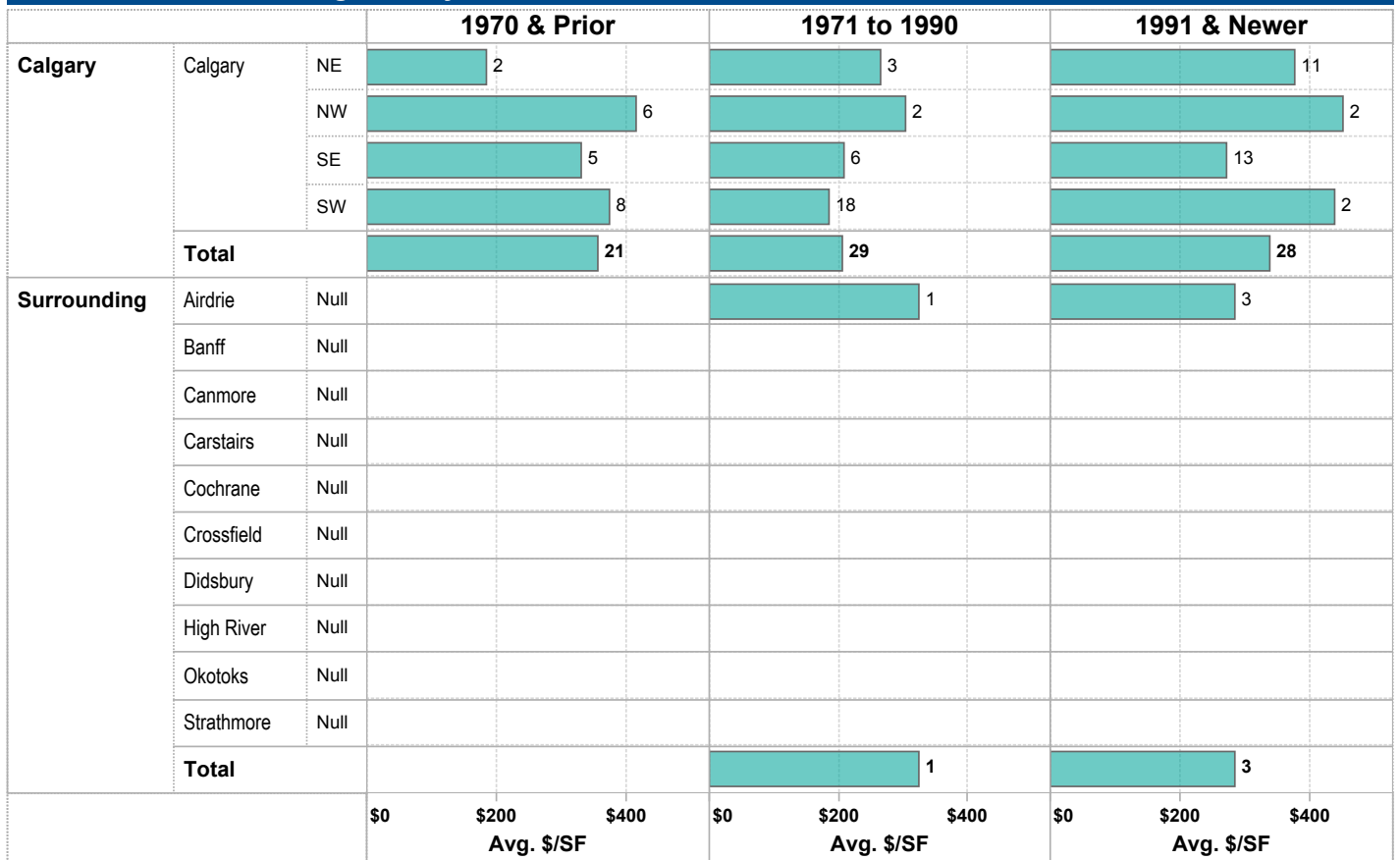
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



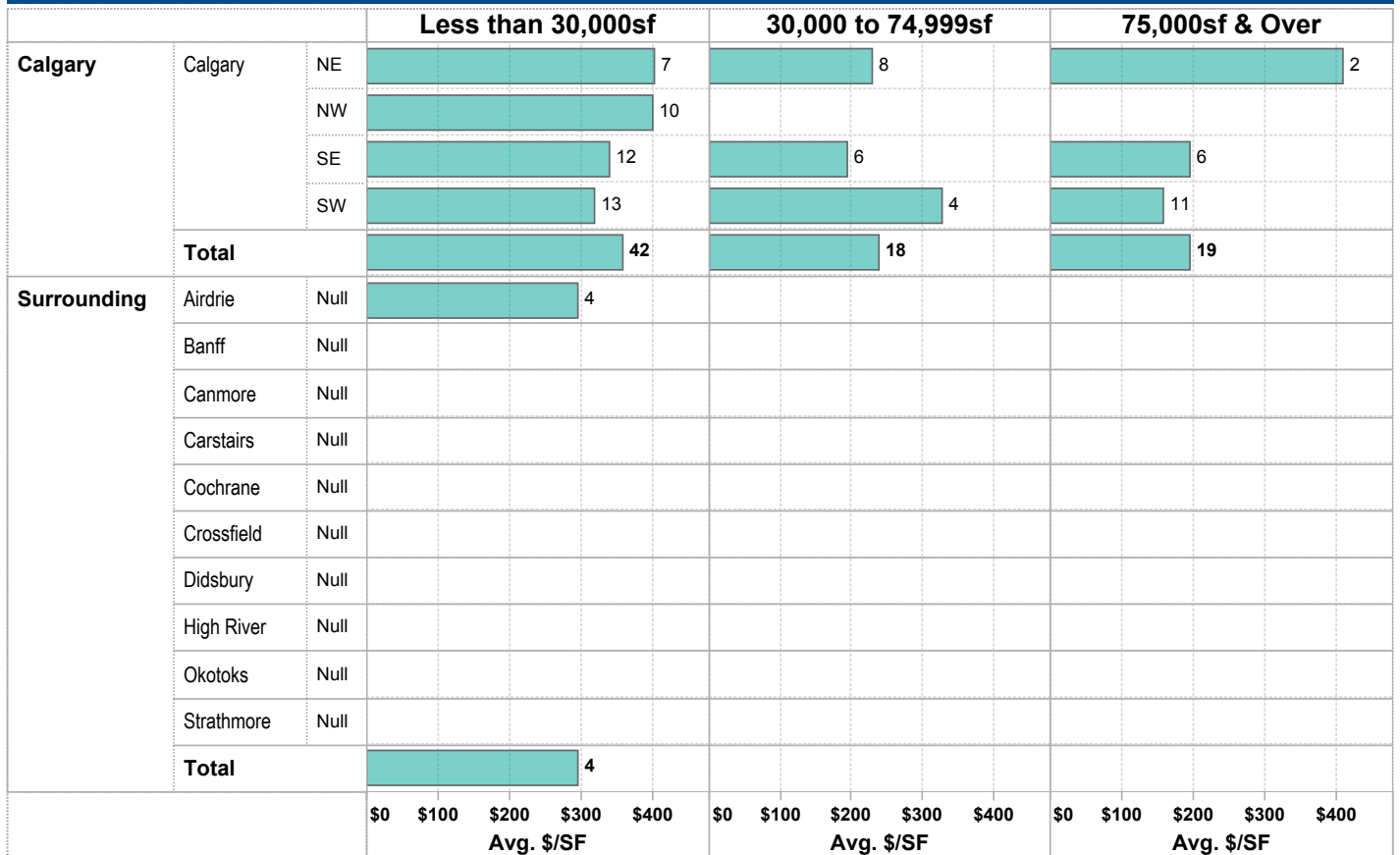
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



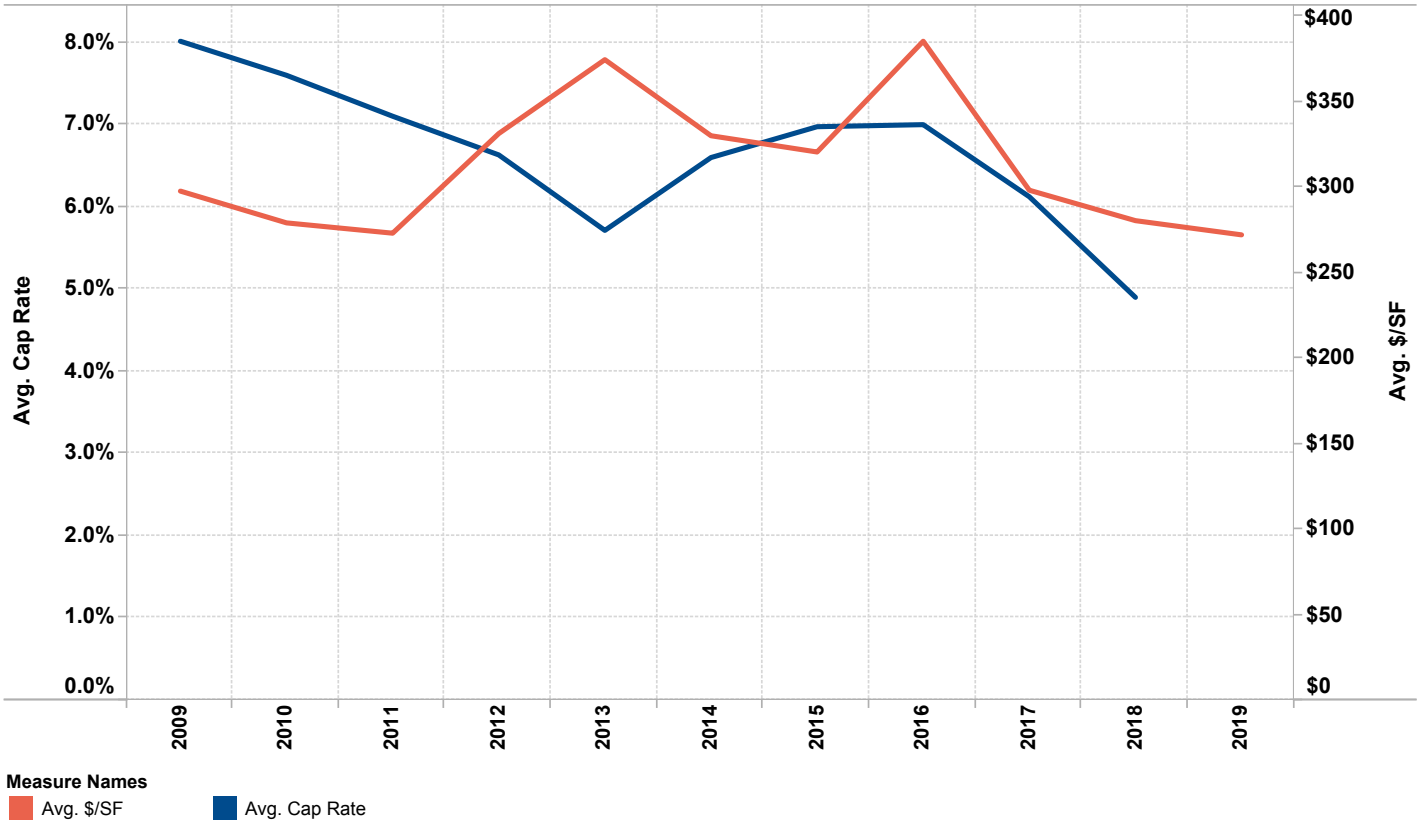
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



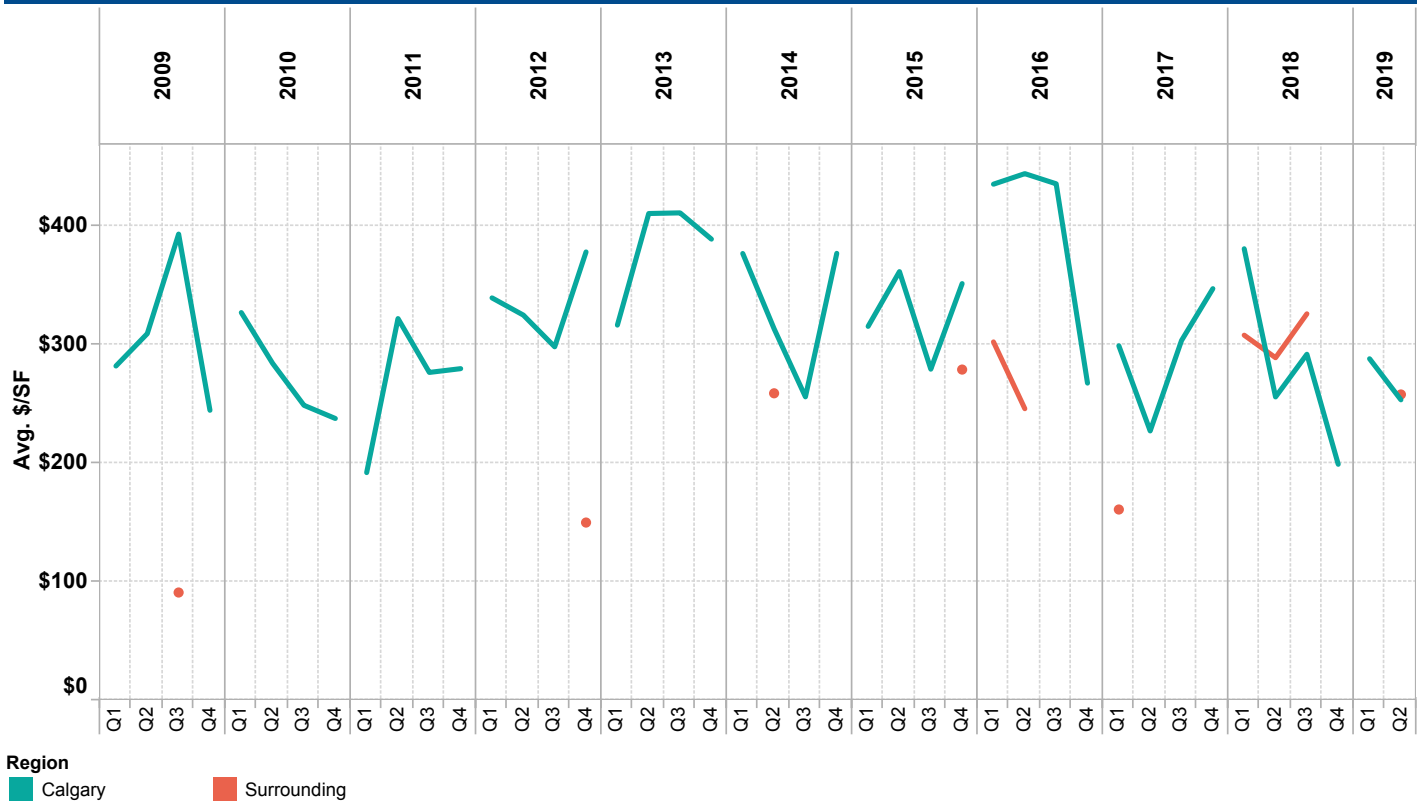
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



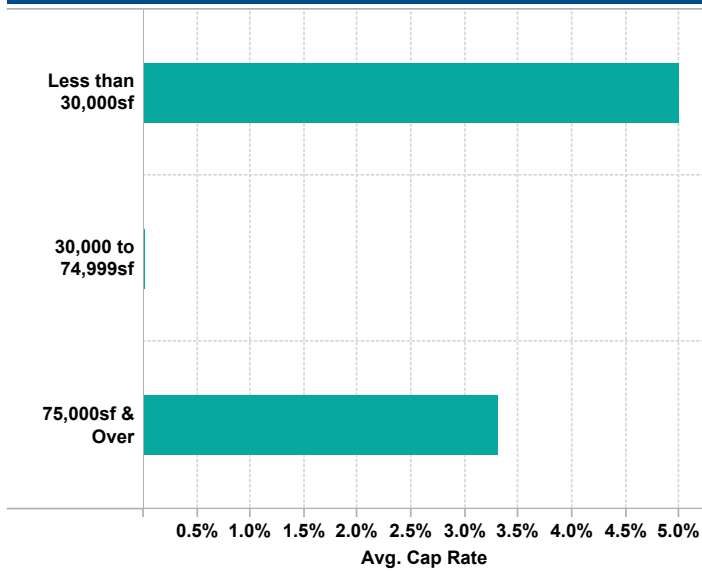
Office - Avg. \$/SF vs. Cap Rate



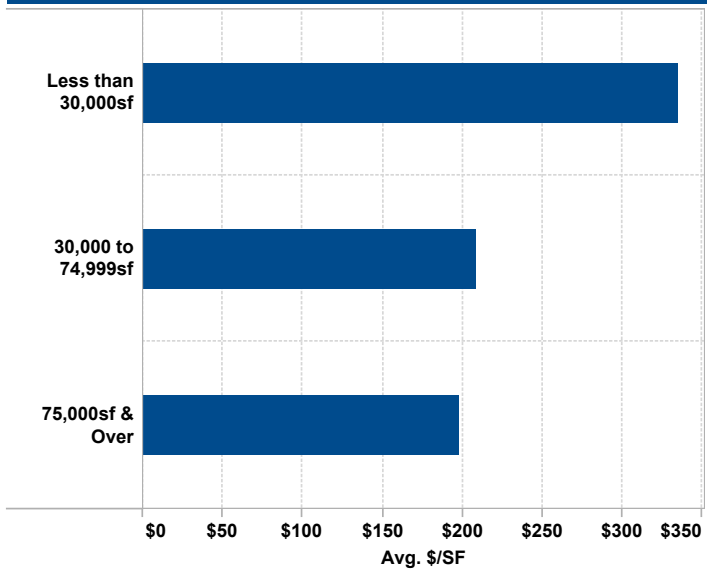
Office - Avg. \$/SF by Area



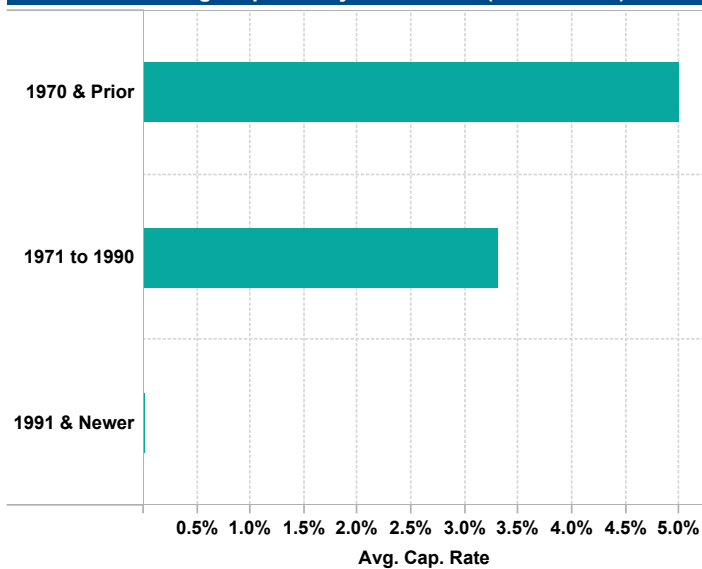
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



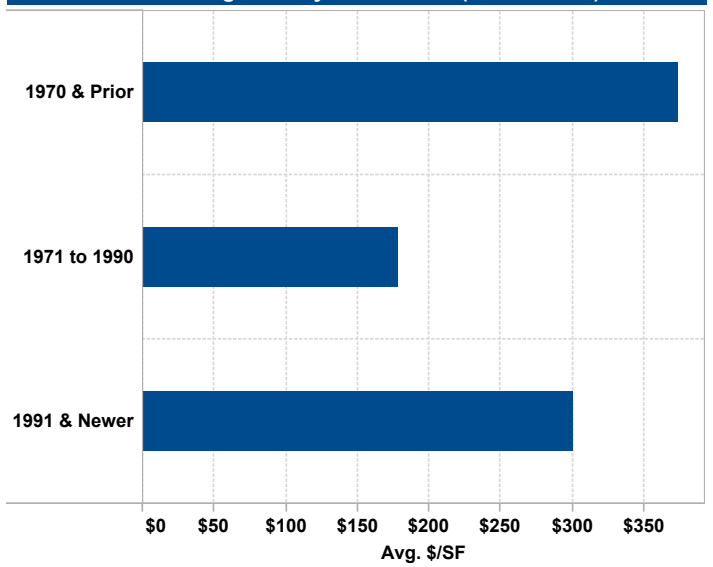
Office - Avg. \$/SF by Bldg. Size (last 12 mos.)



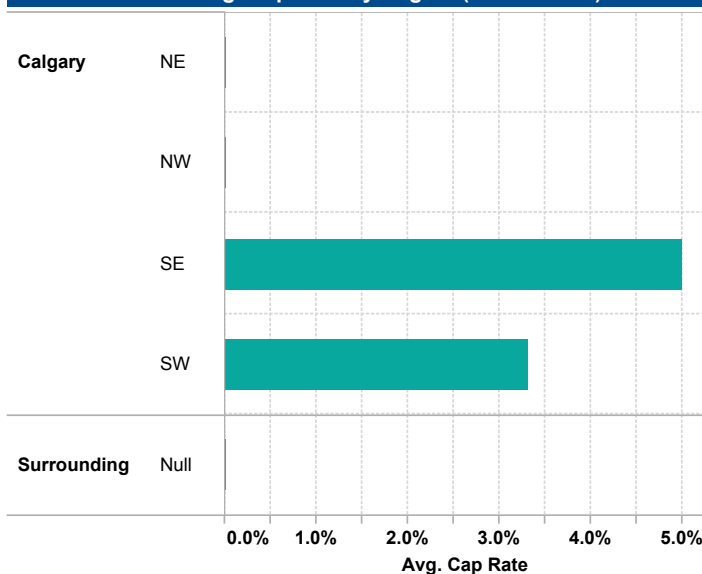
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



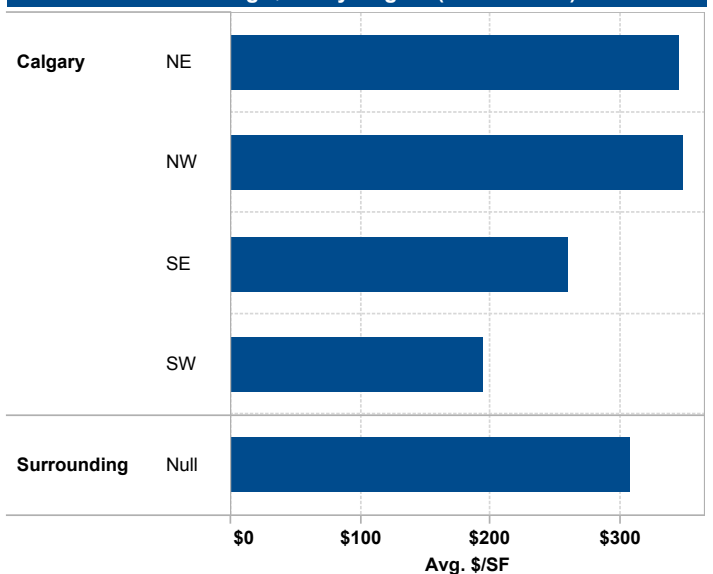
Office - Avg. \$/SF by Const. Year (last 12 mos.)



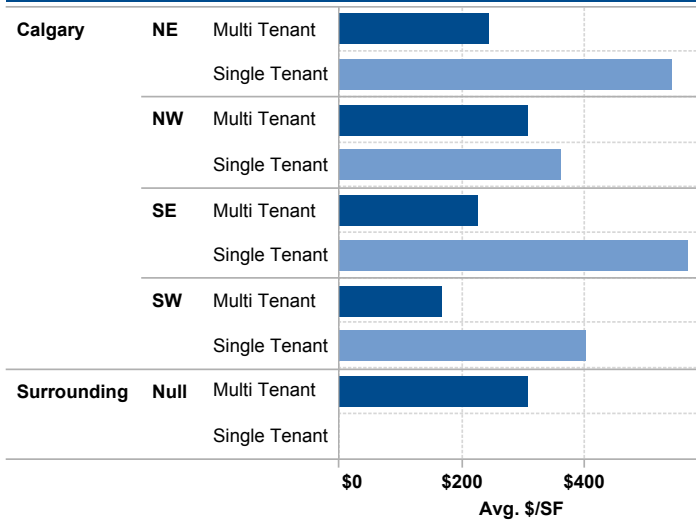
Office - Avg. Cap Rate by Region (last 12 mos.)



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

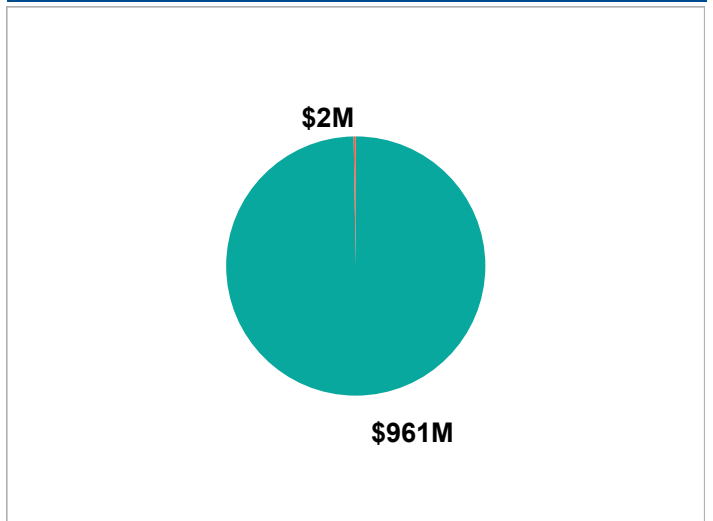


Office - Avg. \$/SF by Region & Tenancy (last 12 mos.)



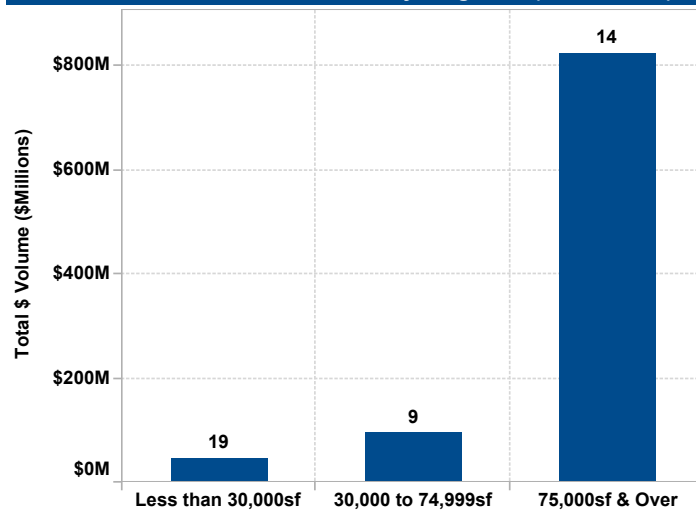
Property Type
 Multi Tenant
 Single Tenant

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

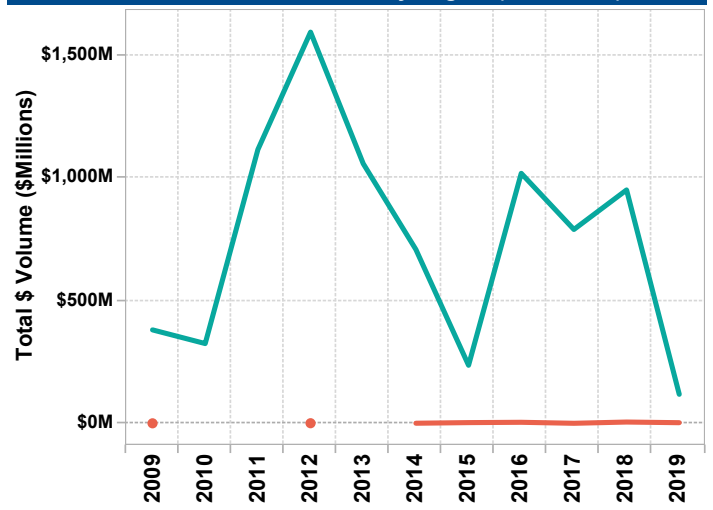


Region
 Calgary
 Surrounding

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



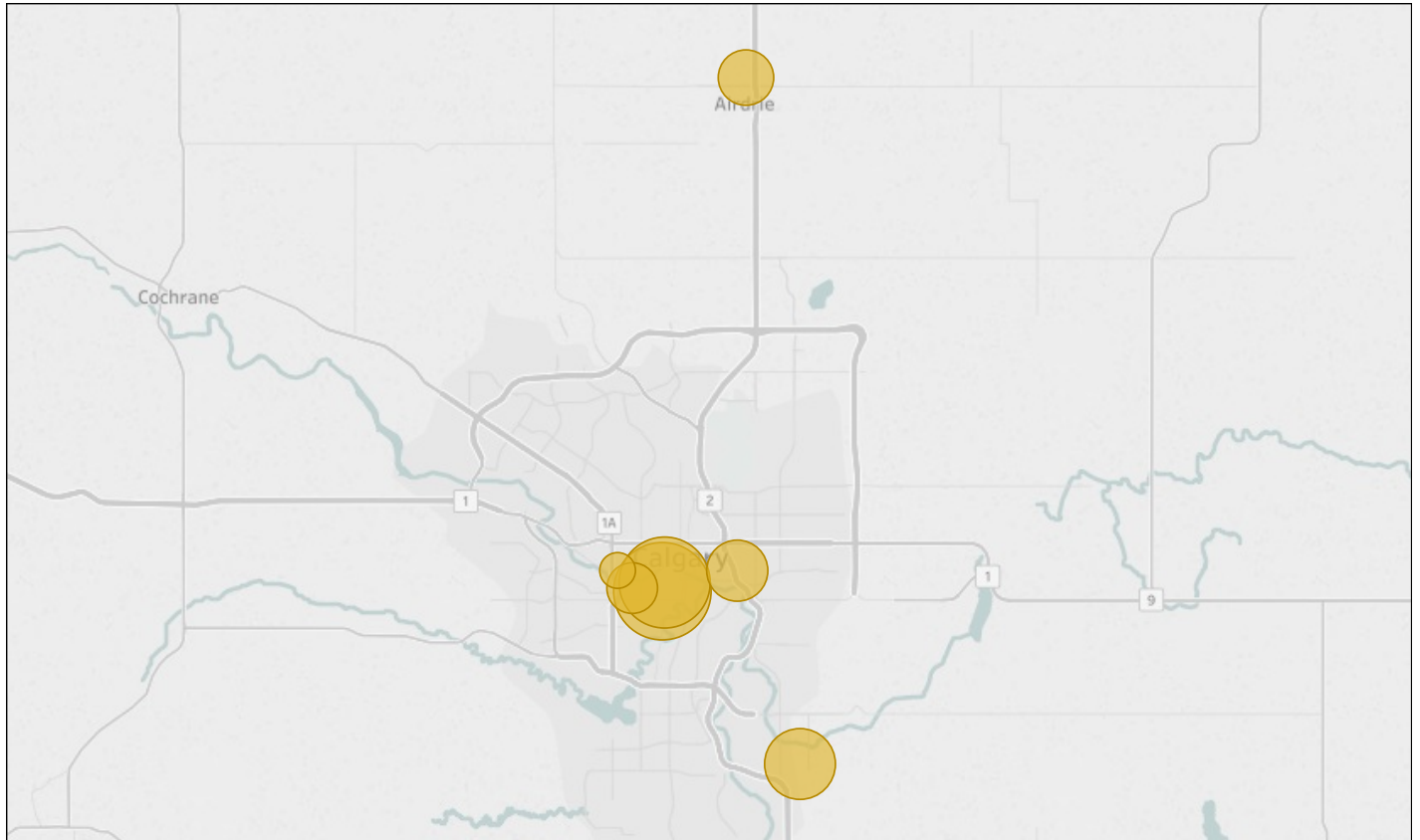
Office - Total Dollar Volume by Region (to Q2 2019)



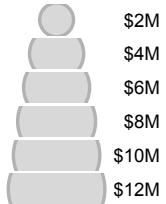
Office - Top Transactions Q2 2019

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
738 11th Avenue S.W.	Calgary	\$12,205,982	30,949	\$394	Market
703 6th Avenue S.W.	Calgary	\$10,650,000	133,892	\$80	Market
4770 110th Avenue S.E.	Calgary	\$6,450,000	32,781	\$197	Market
325 Manning Road N.E.	Calgary	\$4,800,000	18,137	\$265	Market
58 Gateway Drive NE	Airdrie	\$3,950,000	15,300	\$258	Market

Office - Q2 2019 Transactions



Total Price



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