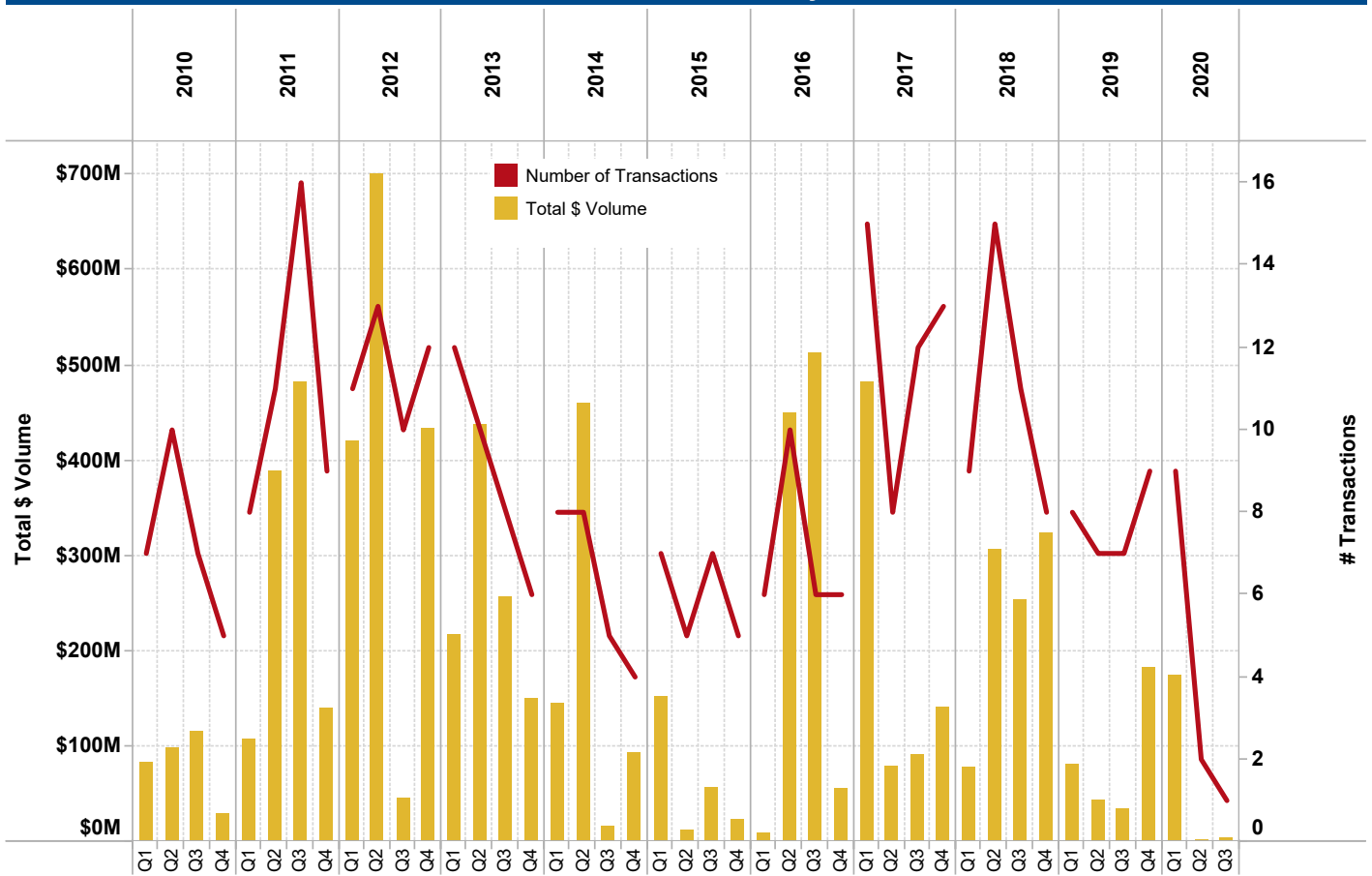

Greater Calgary Area Office

Commercial Q3 2020 Statistics

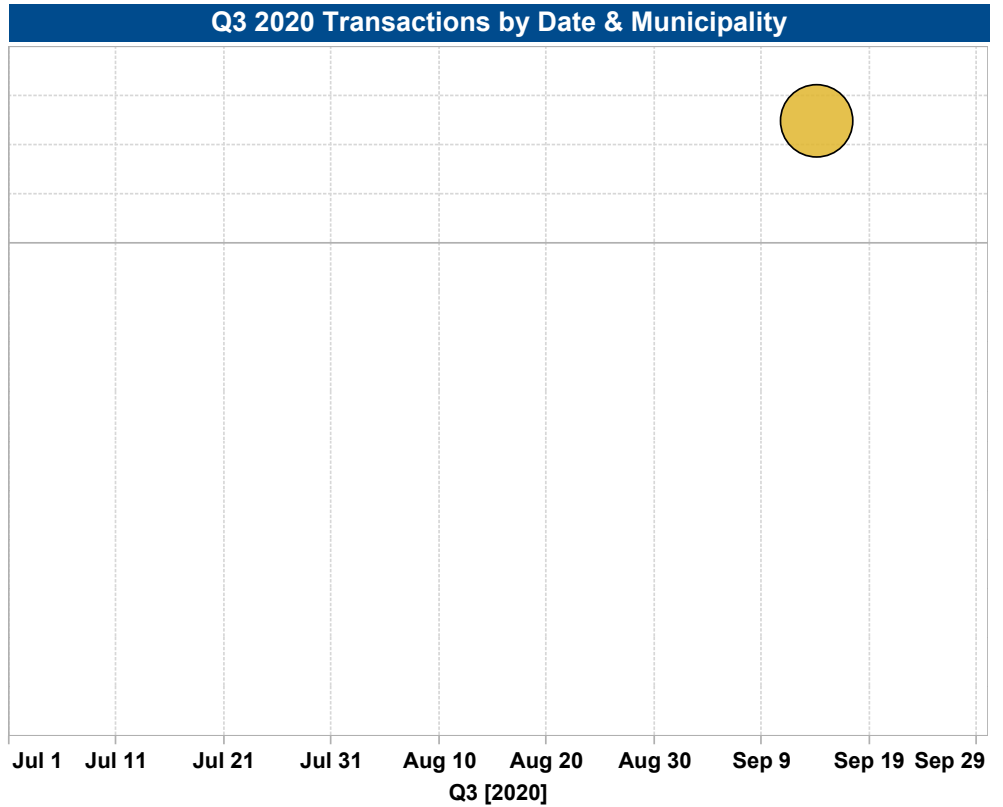
Data as of September 30, 2020



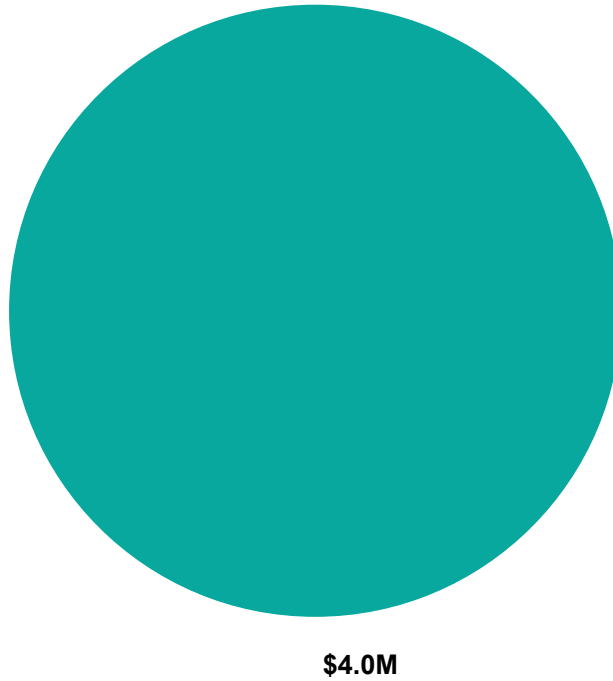
Office - Total Price & Transactions by Year & Quarter



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



Office - Q3 2020 Purchaser Profile by Total \$ Volume

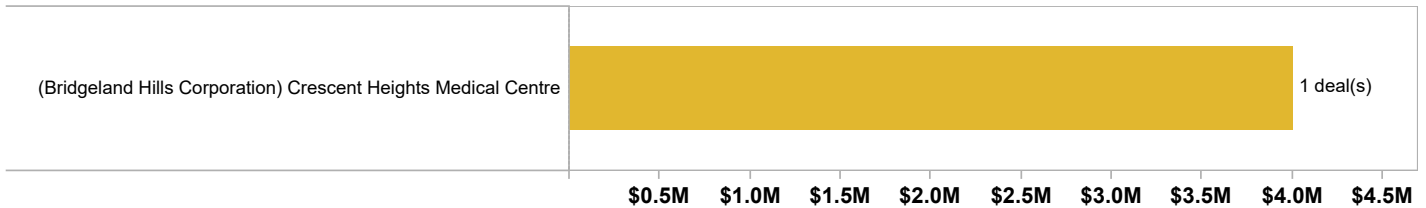


Purchaser Profile

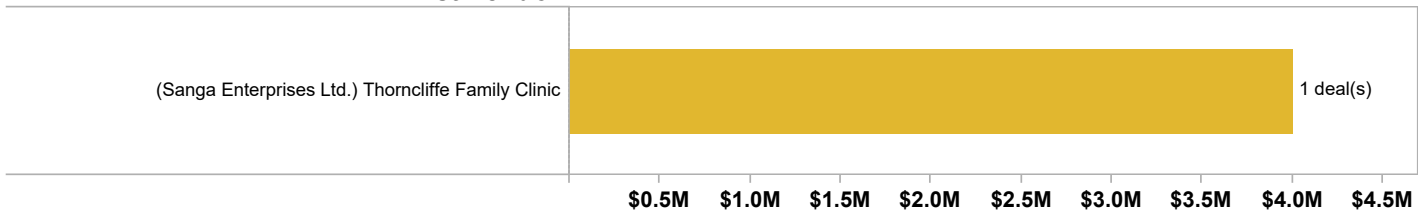
Private Investor - Canadian

Office - Q3 2020 Top Purchasers, Vendors, Lenders

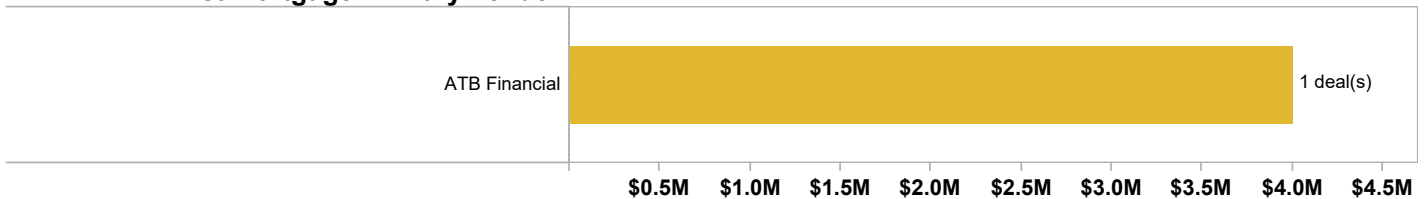
First Purchaser



First Vendor



First Mortgage Primary Lender



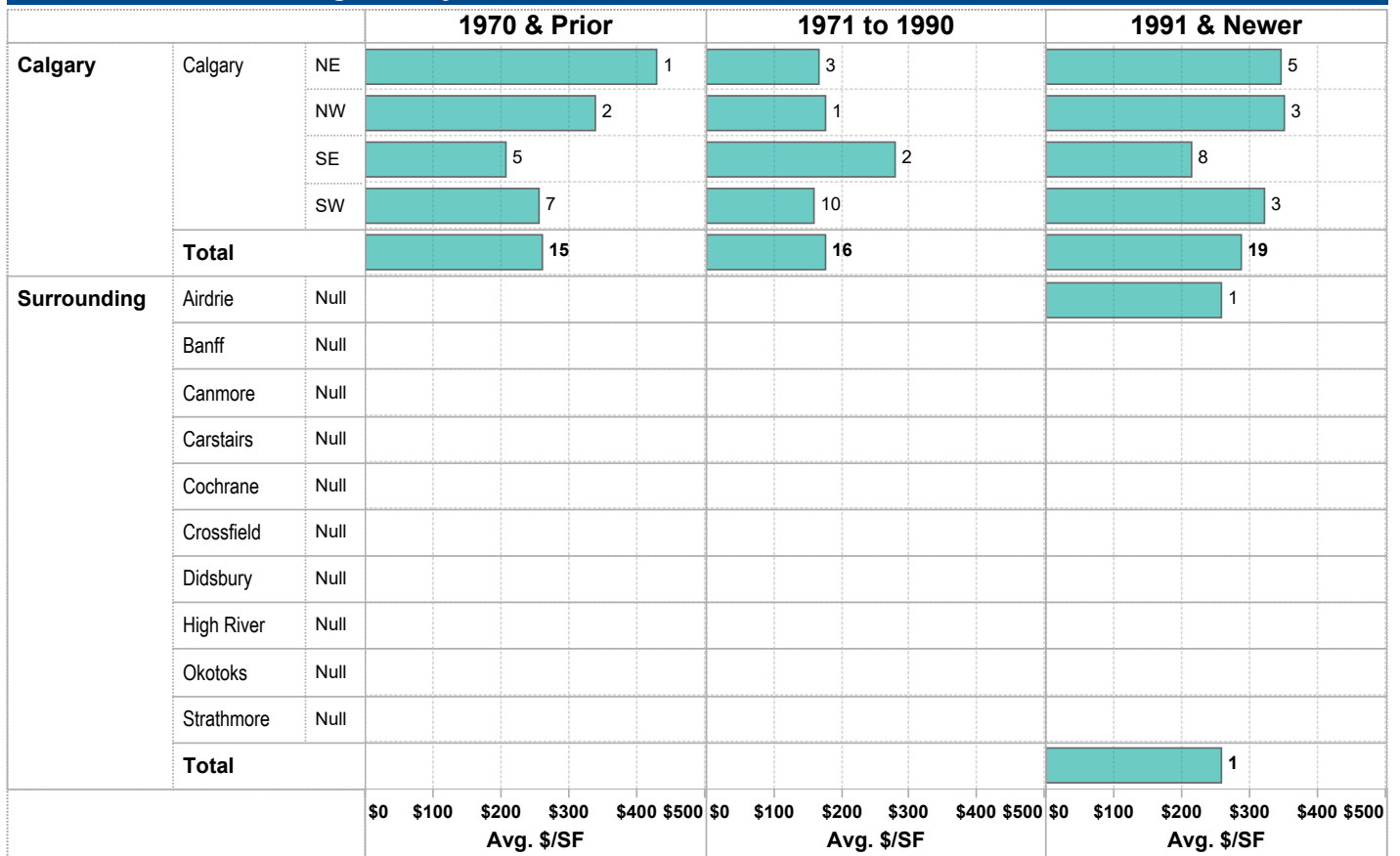
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months

			1970 & Prior	1971 to 1990	1991 & Newer
Calgary	Calgary	NE	<		

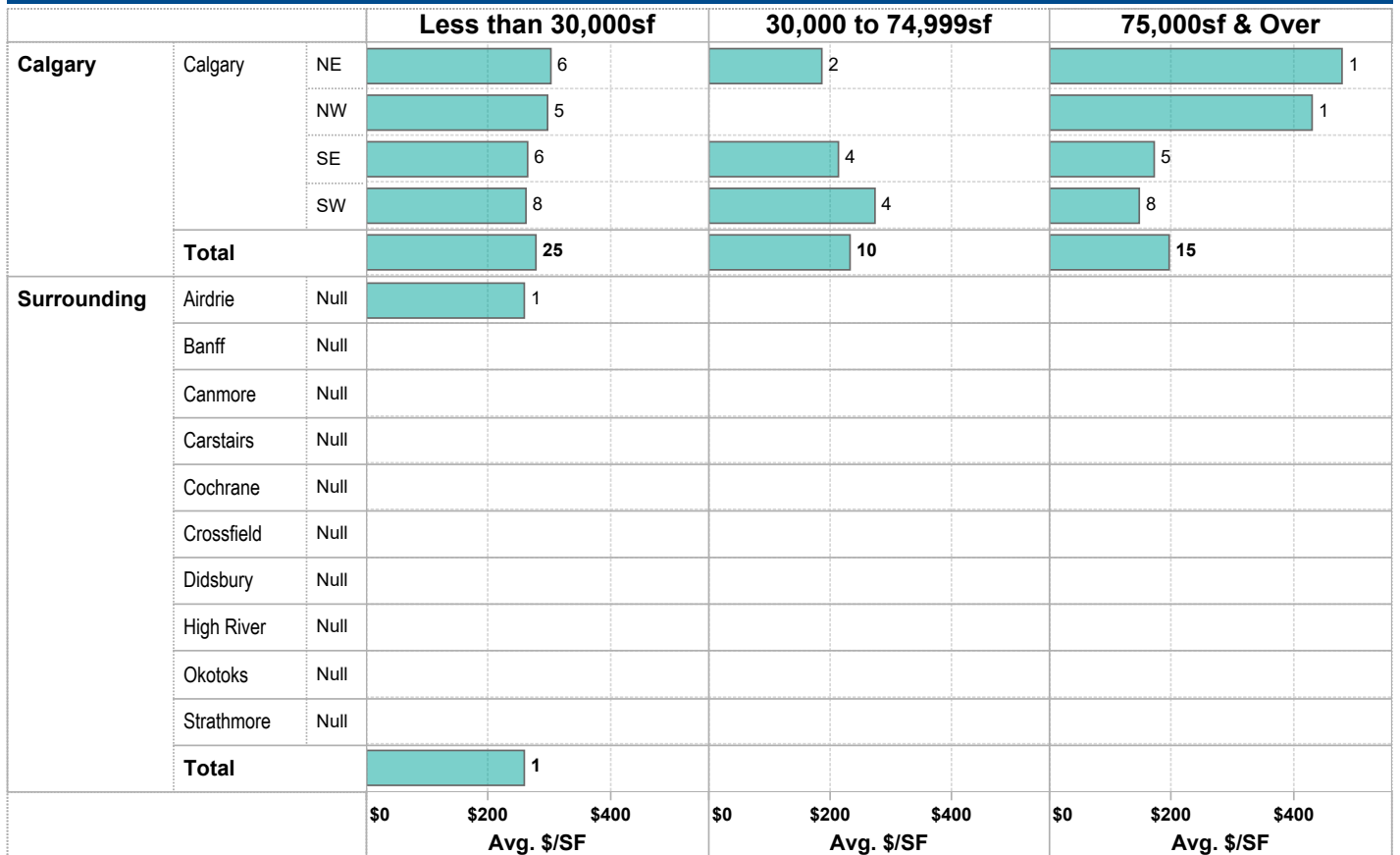
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months

			Less than 30,000sf		30,000 to 74,999sf		75,000sf & Over	
Calgary	Calgary	NE	1		0		0	
		NW	0				0	
		SE	0		0		0	
		SW	0		0		1	
	Total		1		0		1	
Surrounding	Airdrie	Null	0					
	Banff	Null						
	Canmore	Null						
	Carstairs	Null						
	Cochrane	Null						
	Crossfield	Null						
	Didsbury	Null						
	High River	Null						
	Okotoks	Null						
	Strathmore	Null						
	Total		0					
			0.0%2.0%4.0%6.0%8.0%	0.0%2.0%4.0%6.0%8.0%	0.0%2.0%4.0%6.0%8.0%			
			Avg. Cap. Rate	Avg. Cap. Rate	Avg. Cap. Rate			

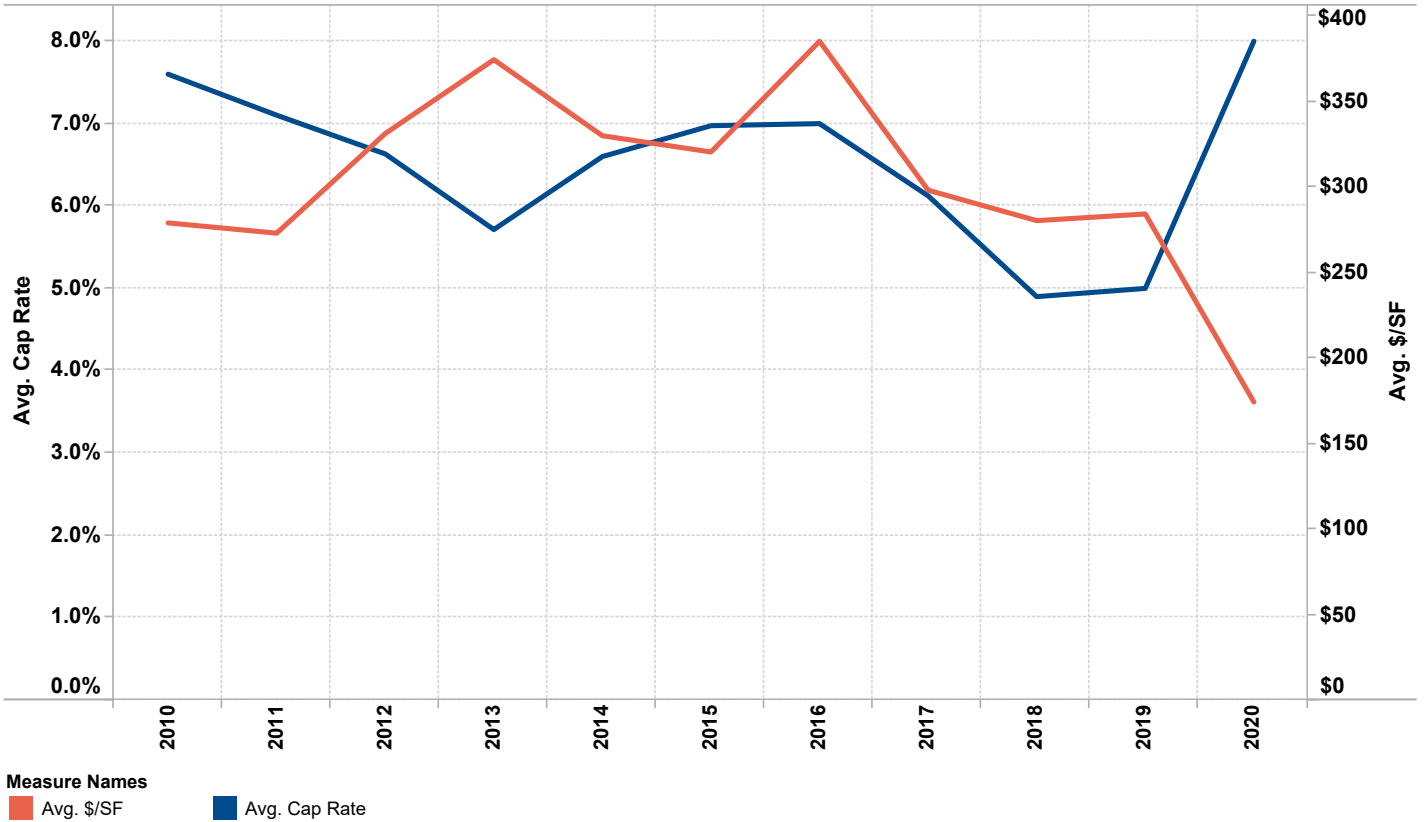
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



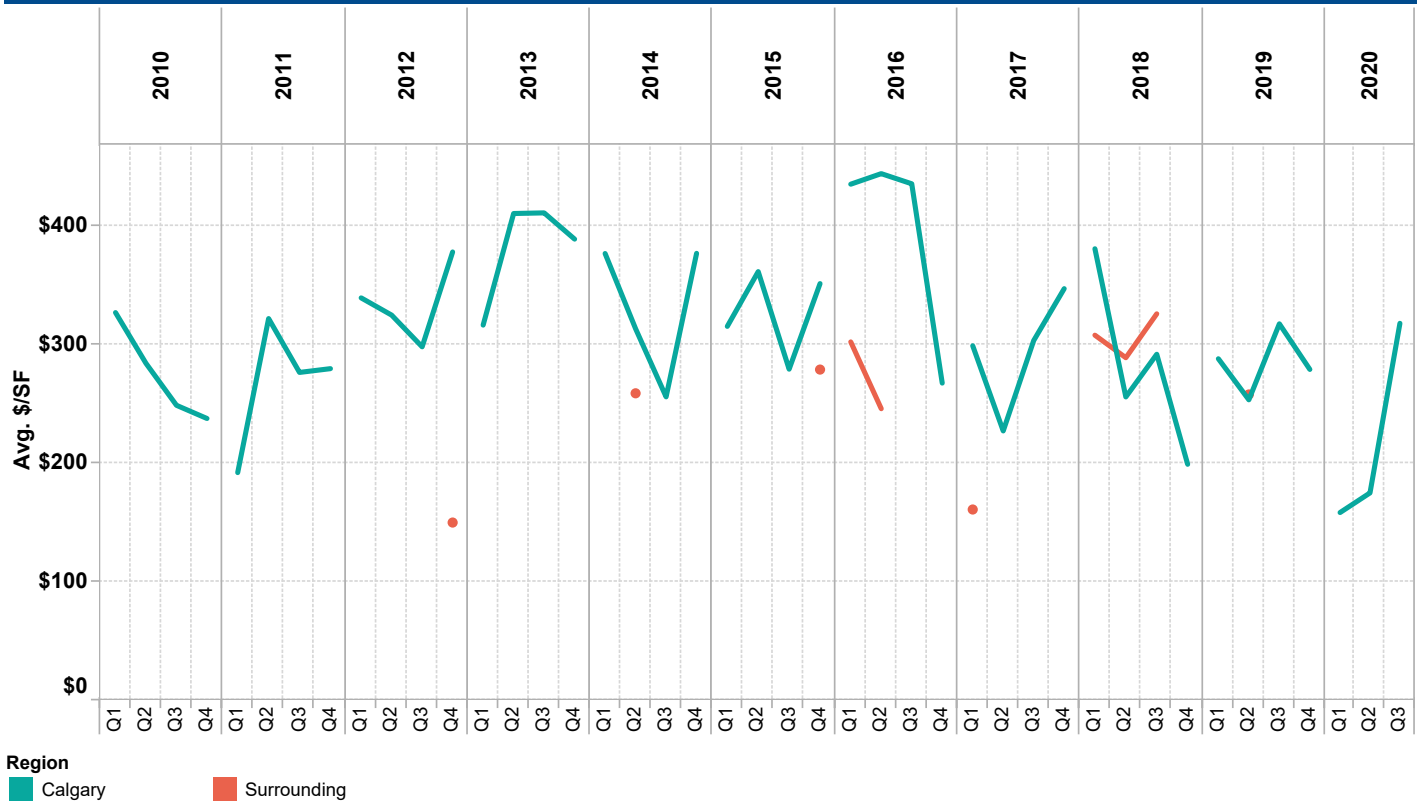
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



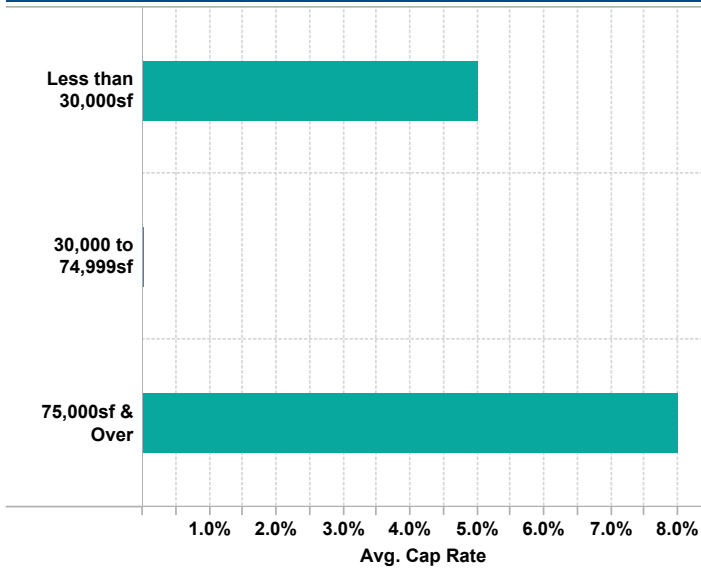
Office - Avg. \$/SF vs. Cap Rate



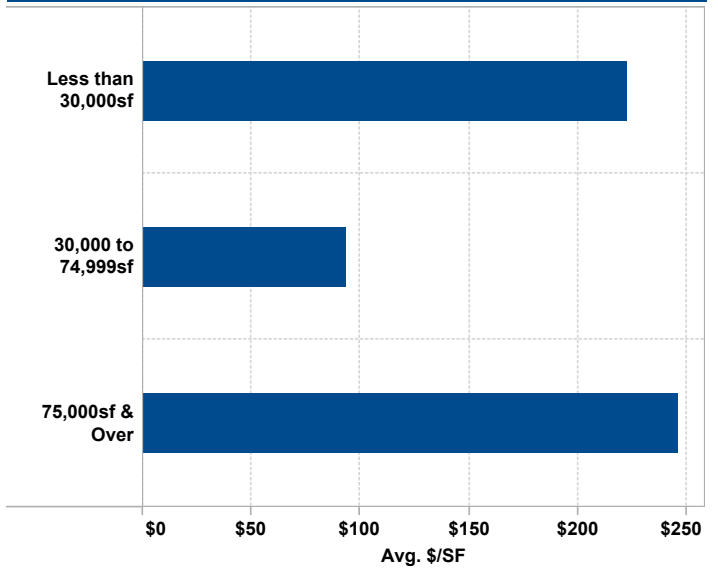
Office - Avg. \$/SF by Area



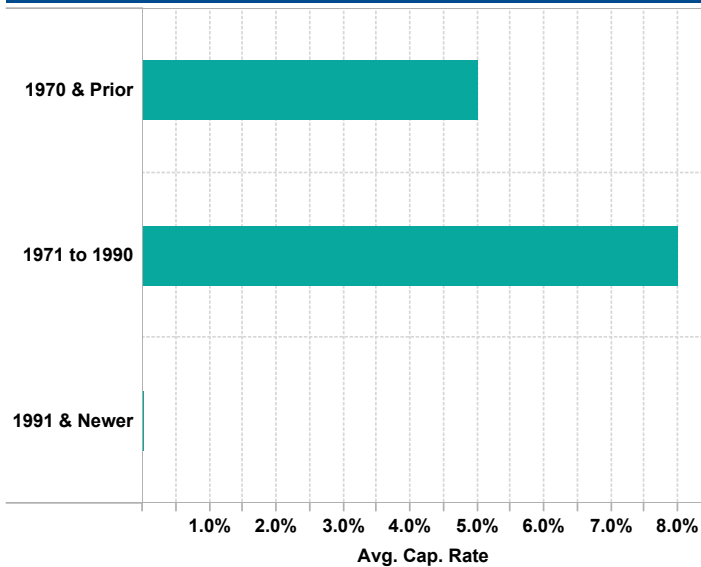
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



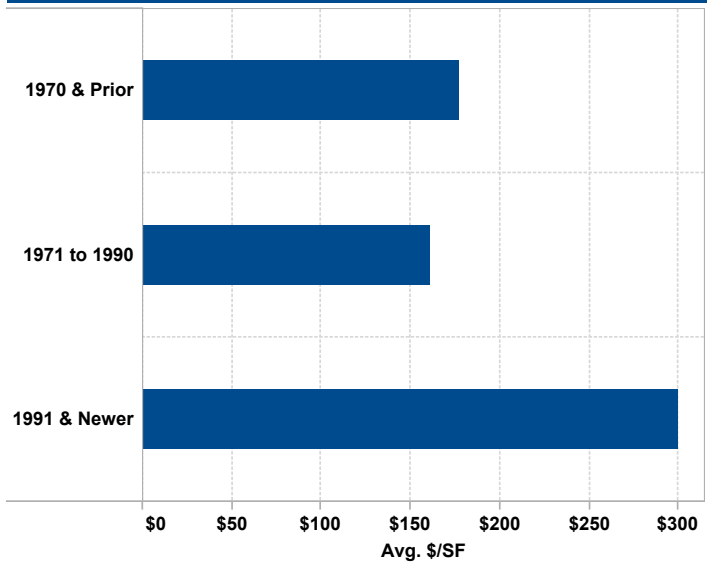
Office - Avg. \$/SF by Bldg. Size (last 12 mos.)



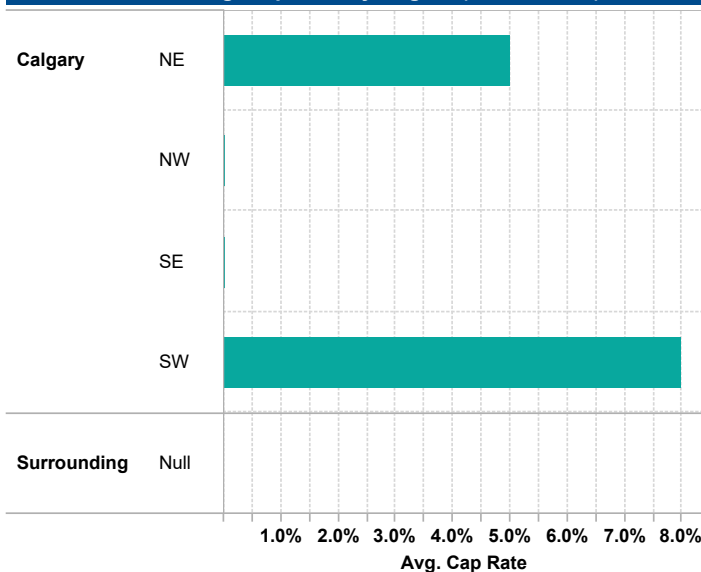
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



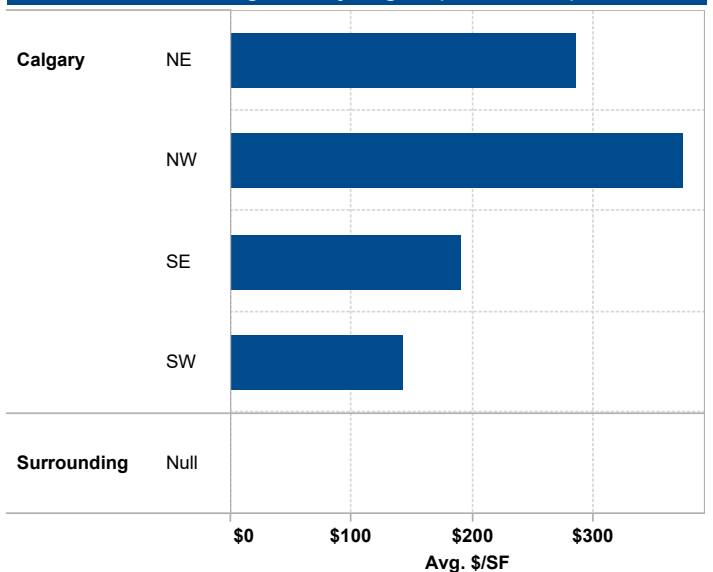
Office - Avg. \$/SF by Const. Year (last 12 mos.)



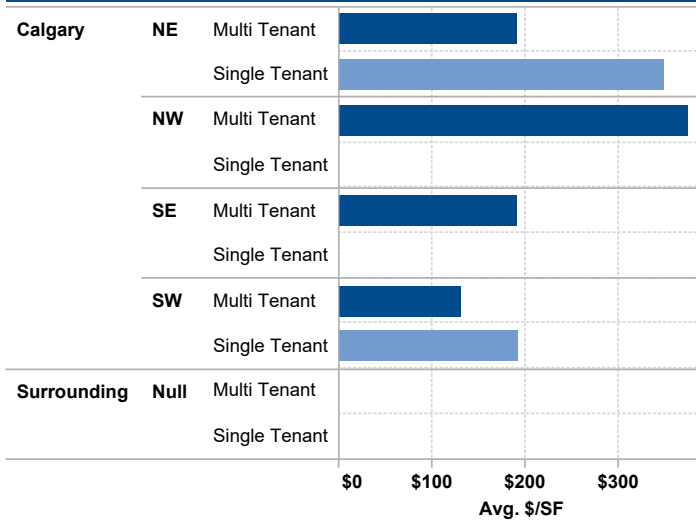
Office - Avg. Cap Rate by Region (last 12 mos.)



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



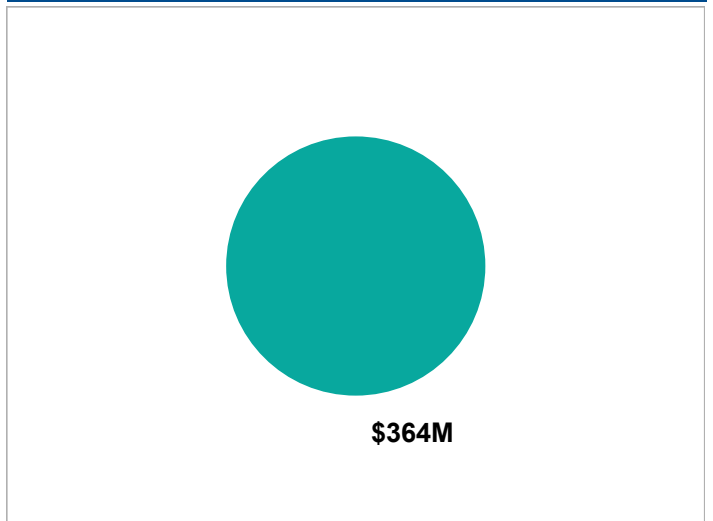
Office - Avg. \$/SF by Region & Tenancy (last 12 mos.)



Property Type

- Multi Tenant
- Single Tenant

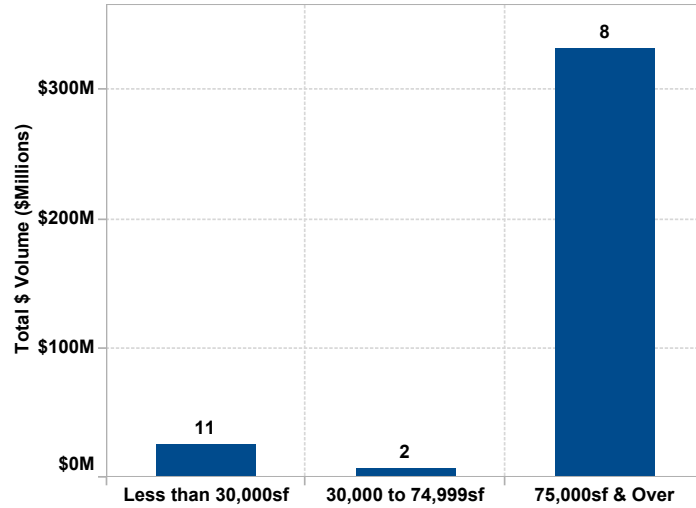
Office - Total \$ Volume by Region (last 12 mos.)



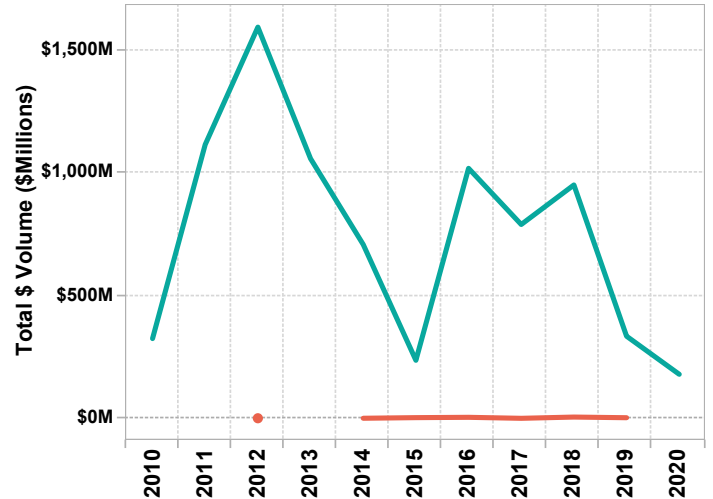
Region

- Calgary

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



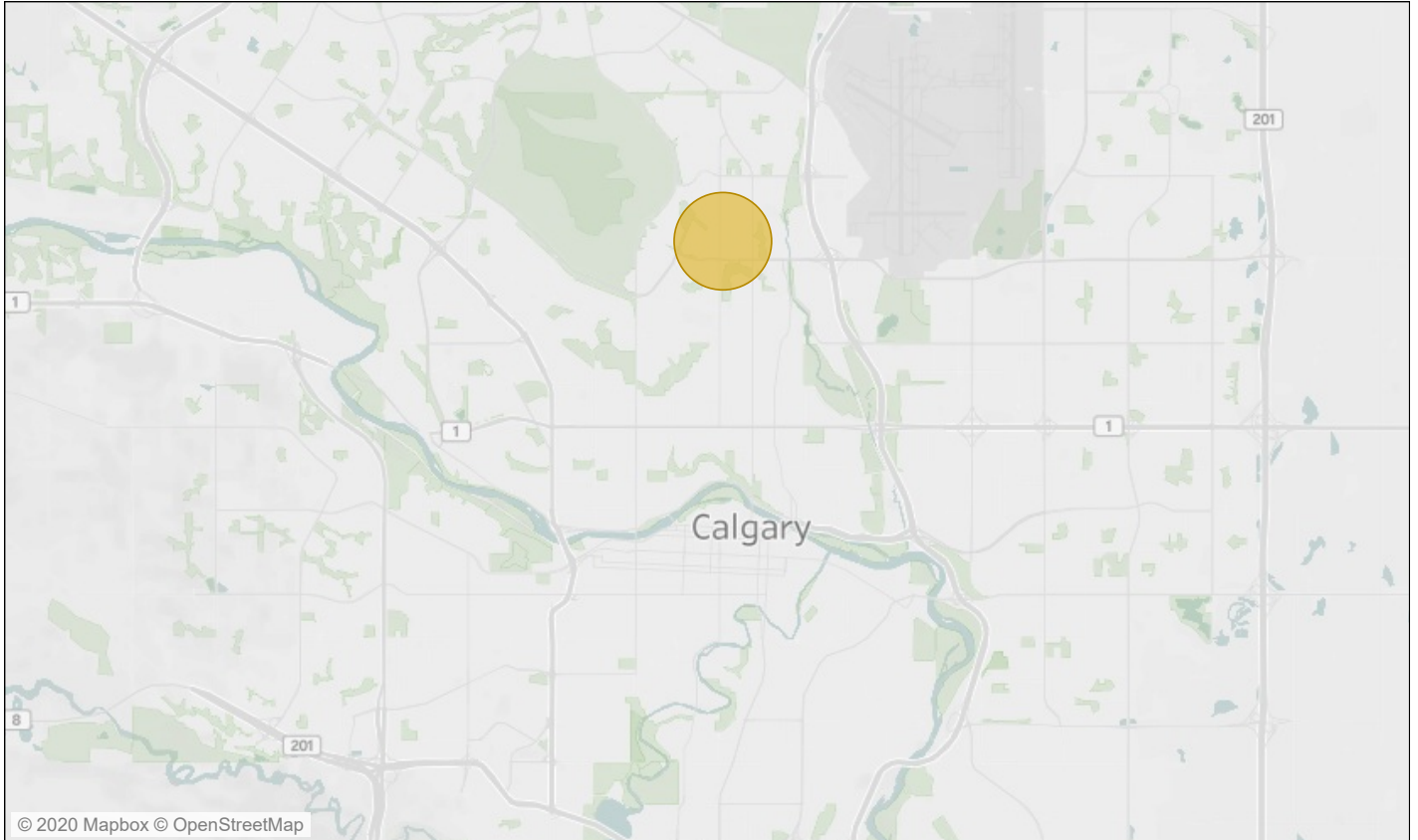
Office - Total Dollar Volume by Region (to Q3 2020)



Office - Top Transactions Q3 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
5440 4th Street NW	Calgary	\$4,000,000	12,571	\$318	Market

Office - Q3 2020 Transactions



Total Price
\$4M

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