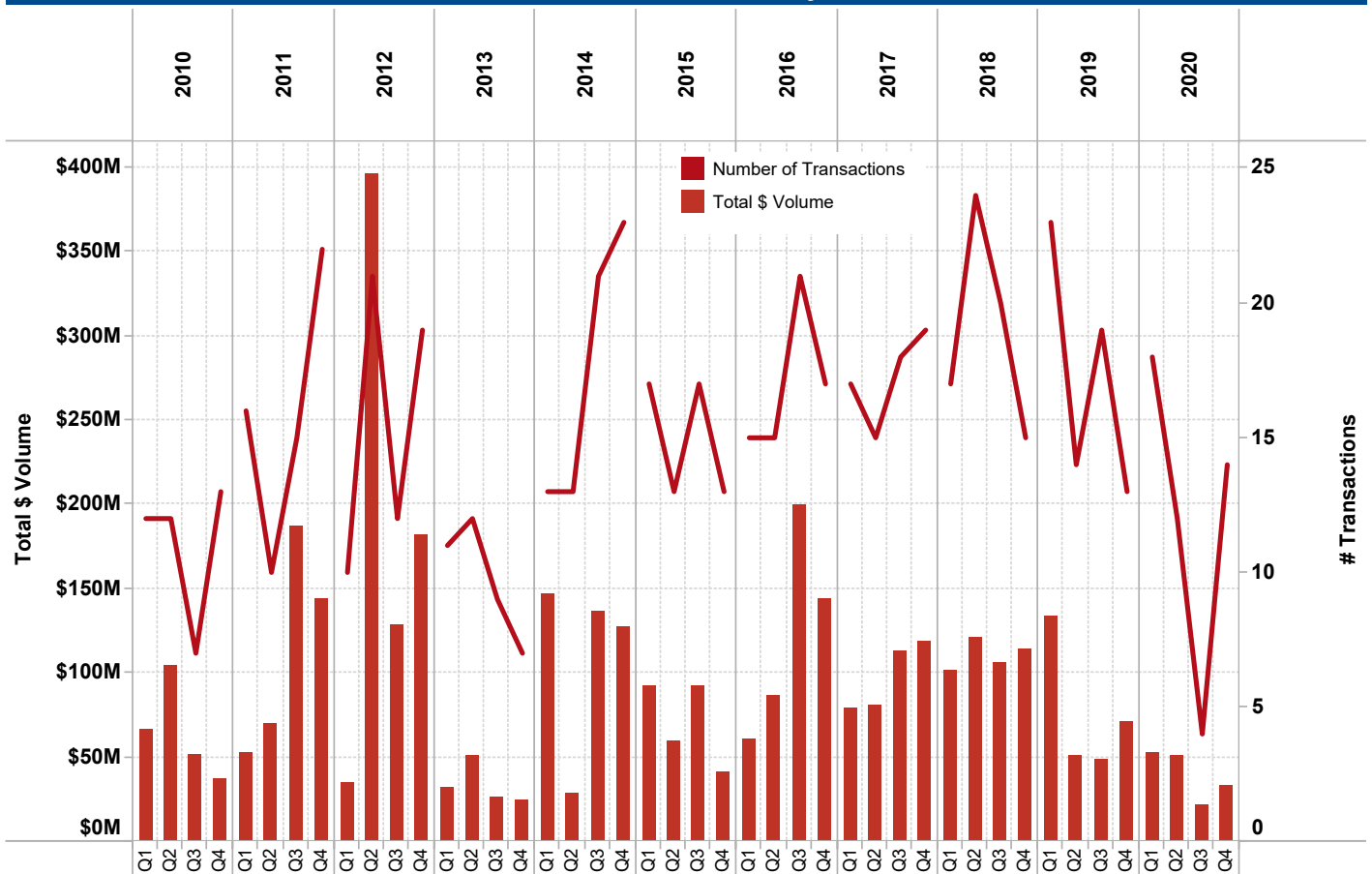

Greater Calgary Area Retail

Commercial Q4 2020 Statistics

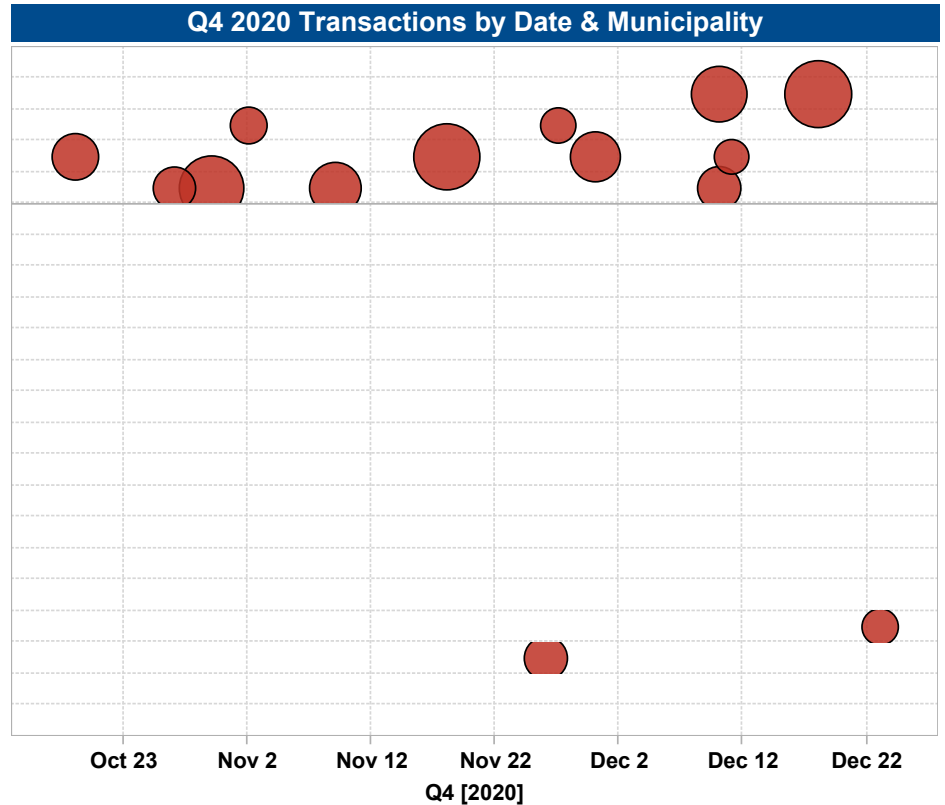
Data as of December 31, 2020



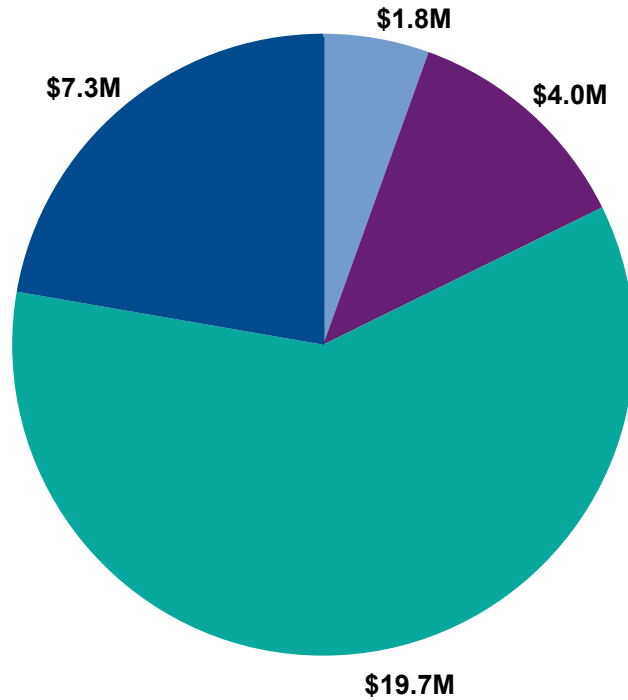
Retail - Total Price & Transactions by Year & Quarter



Retail			
Calgary	Calgary	Null	
		NE	\$7.3M
		NW	\$2.5M
		SE	\$9.8M
		SW	\$10.1M
Surrounding	Airdrie	Null	
	Balzac	Null	
	Banff	Null	
	Bragg Creek	Null	
	Canmore	Null	
	Carstairs	Null	
	Chestermere	Null	
	Cochrane	Null	
	Cochrane Lake	Null	
	Crossfield	Null	
	Didsbury	Null	
	Heritage Pointe	Null	
	High River	Null	
	Langdon	Null	\$1.3M
	Okotoks	Null	\$1.8M
	Springbank	Null	
	Strathmore	Null	



Retail - Q4 2020 Purchaser Profile by Total \$ Volume

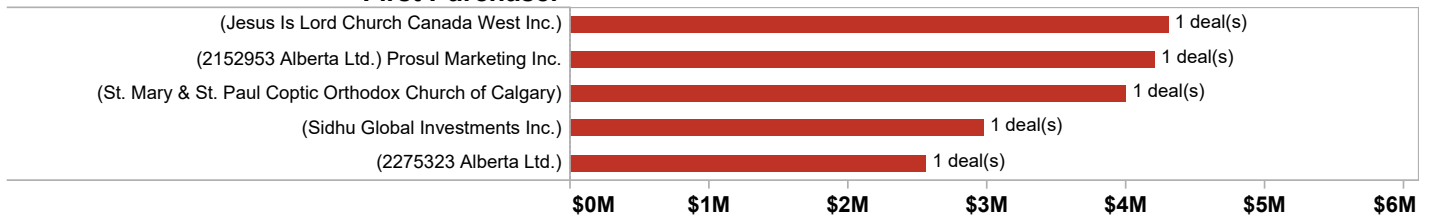


Purchaser Profile

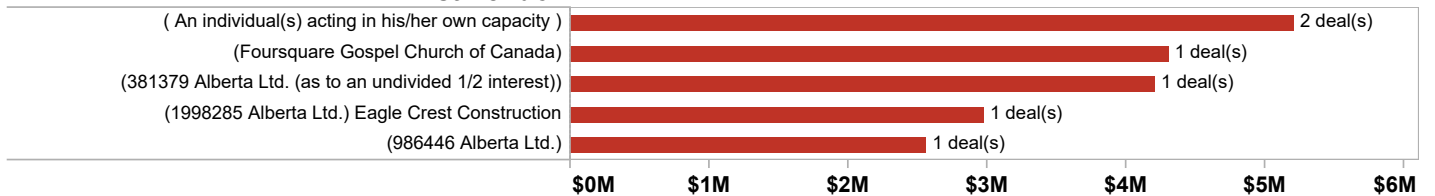
- Developer
- Institution
- Private Investor - Canadian
- User

Retail - Q4 2020 Top Purchasers, Vendors, Lenders

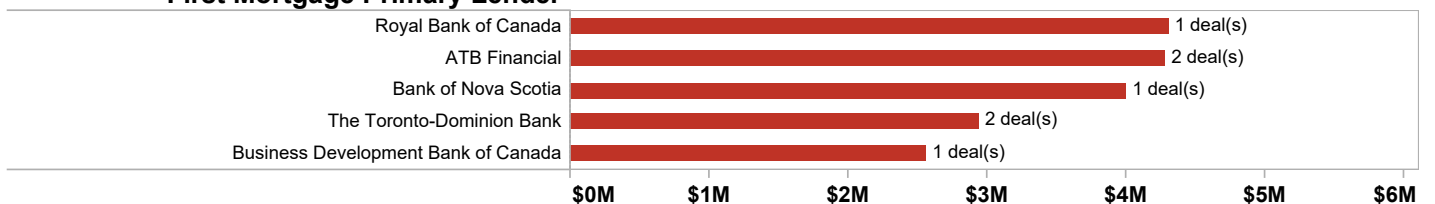
First Purchaser



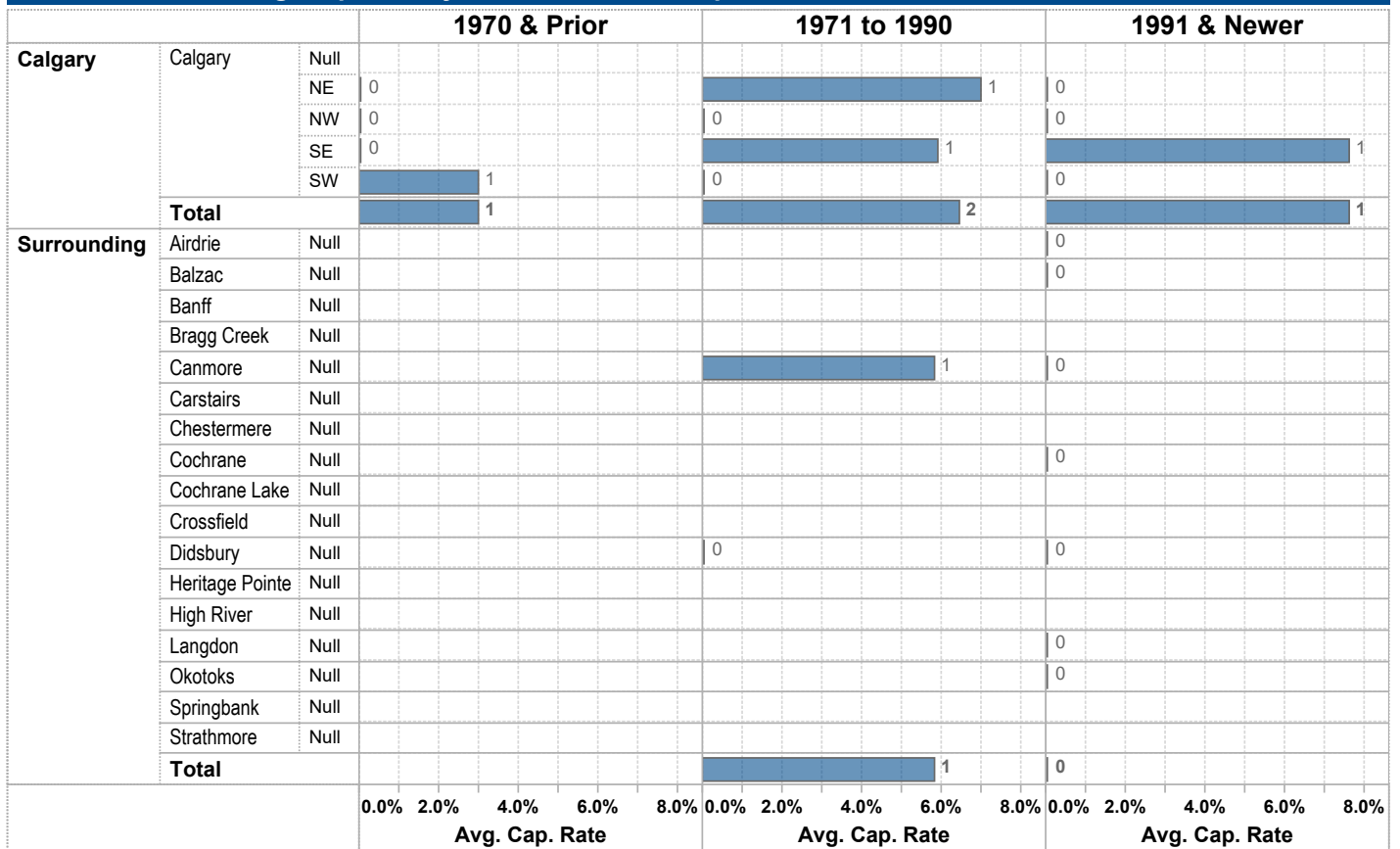
First Vendor



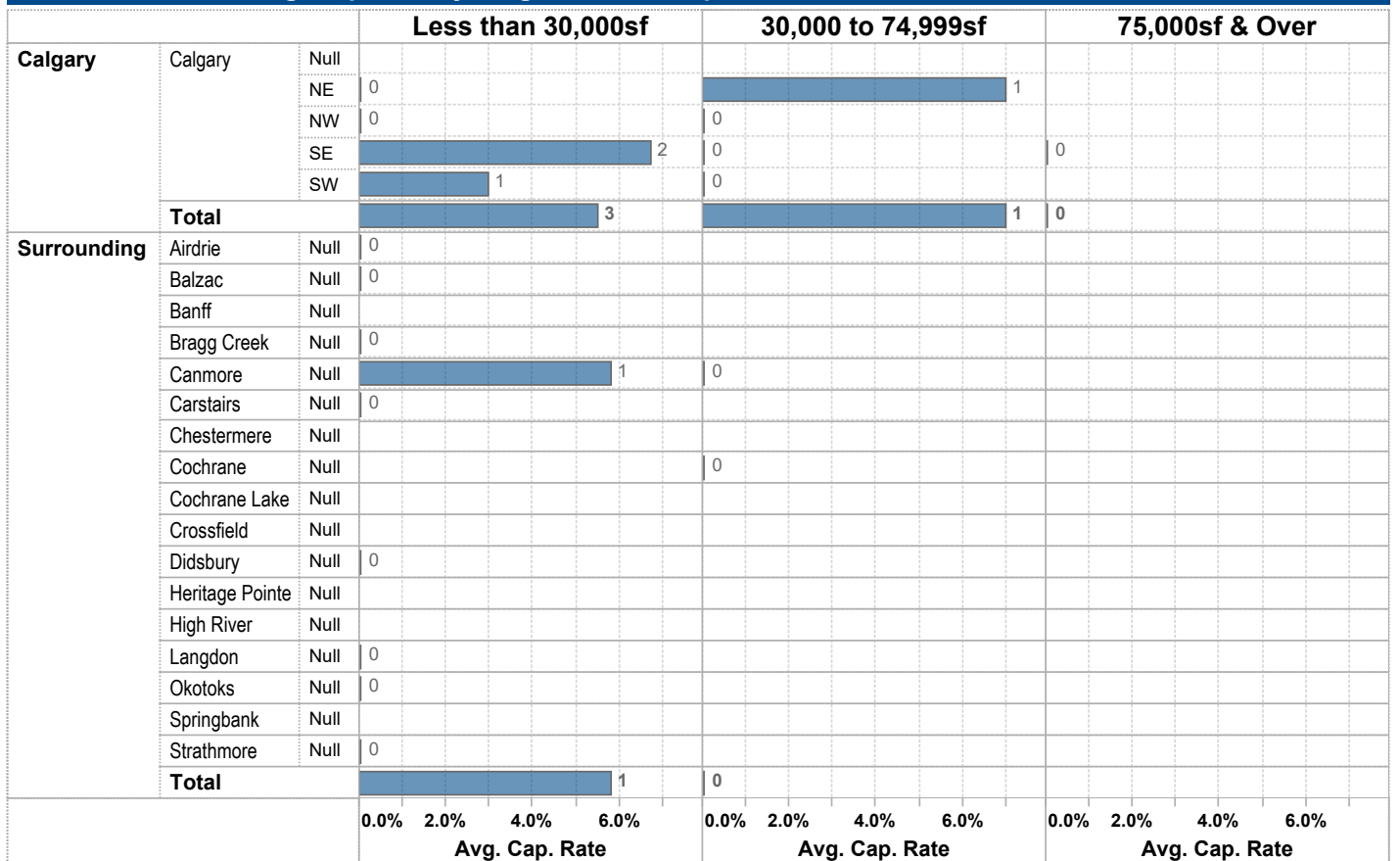
First Mortgage Primary Lender



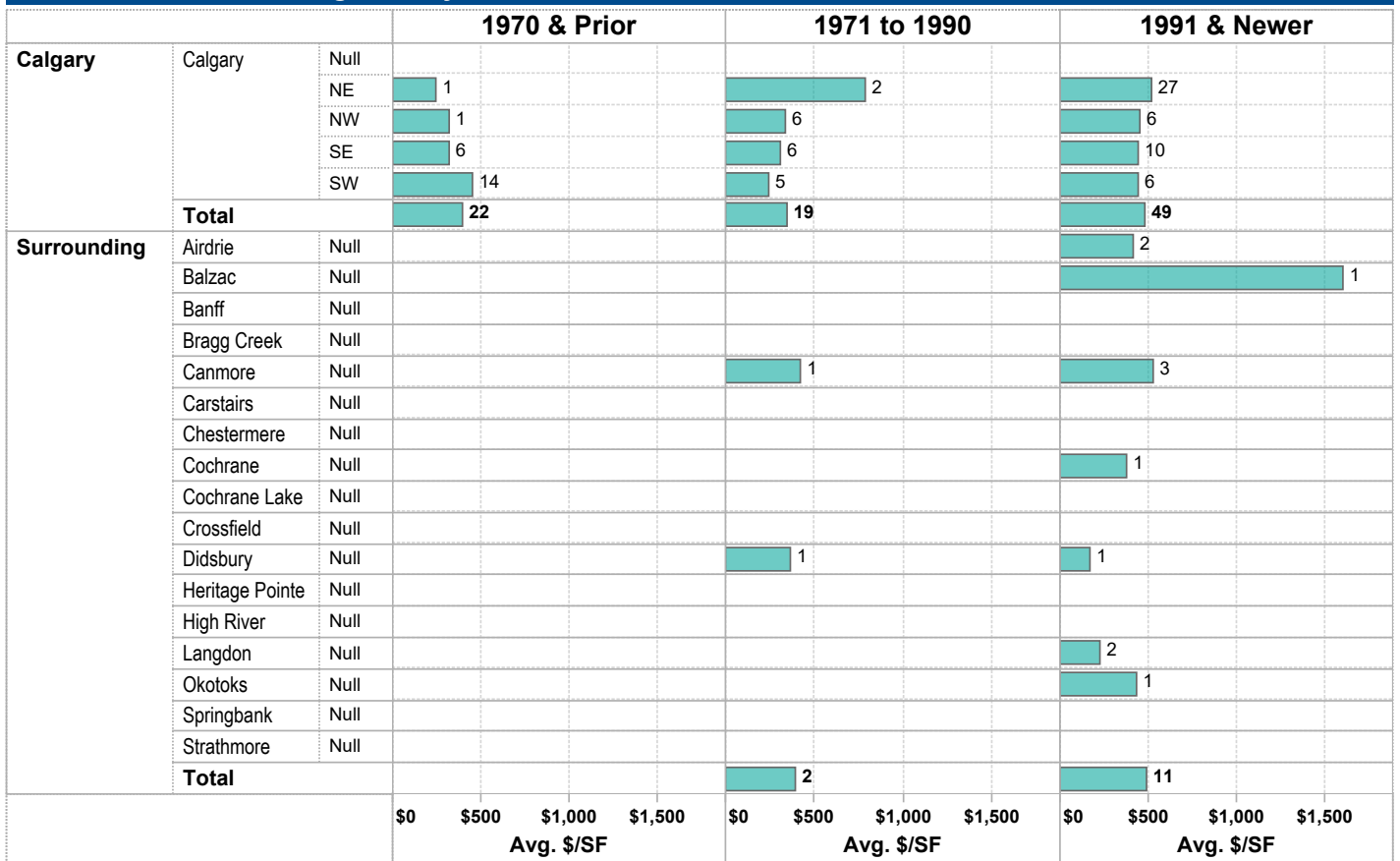
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



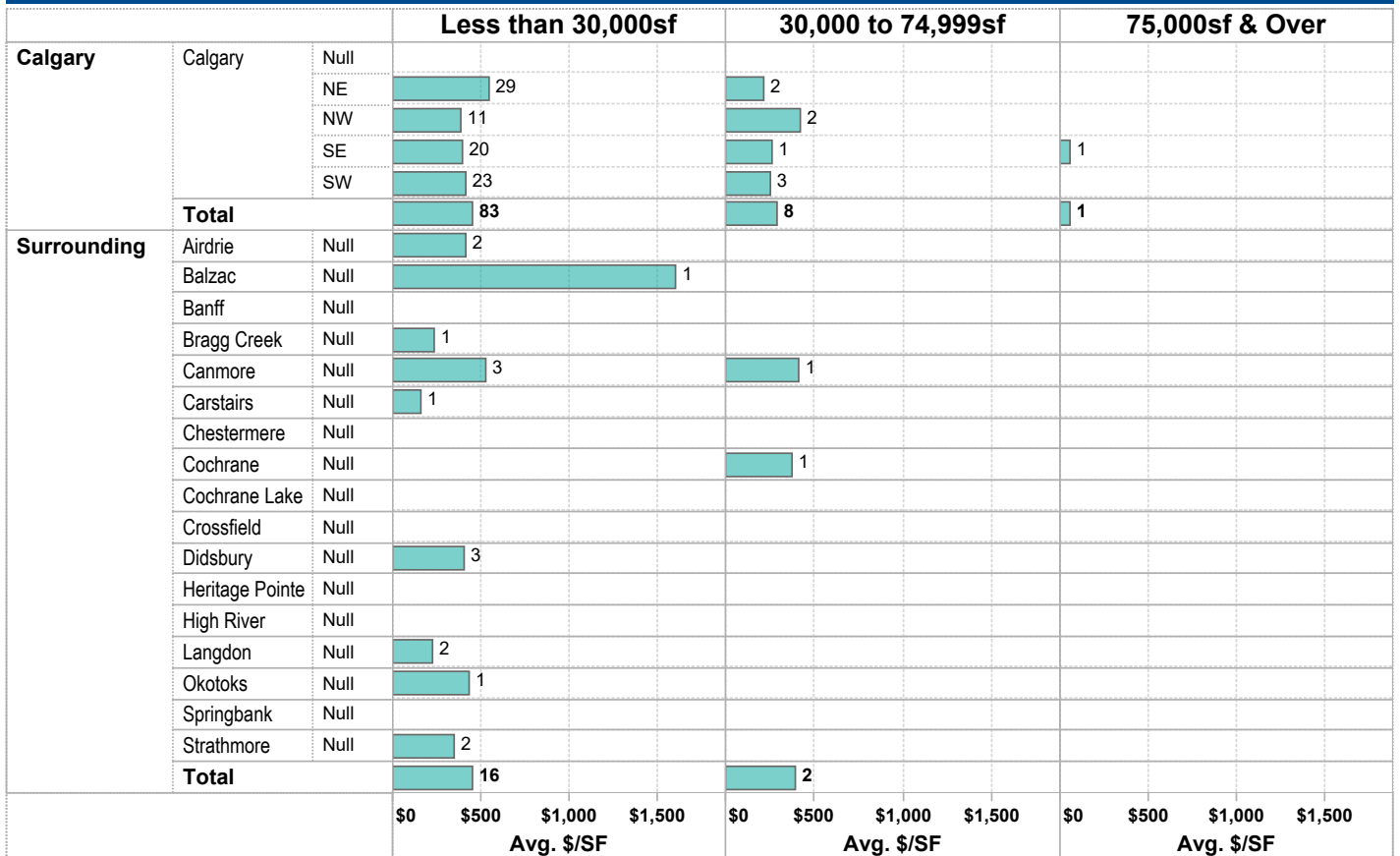
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



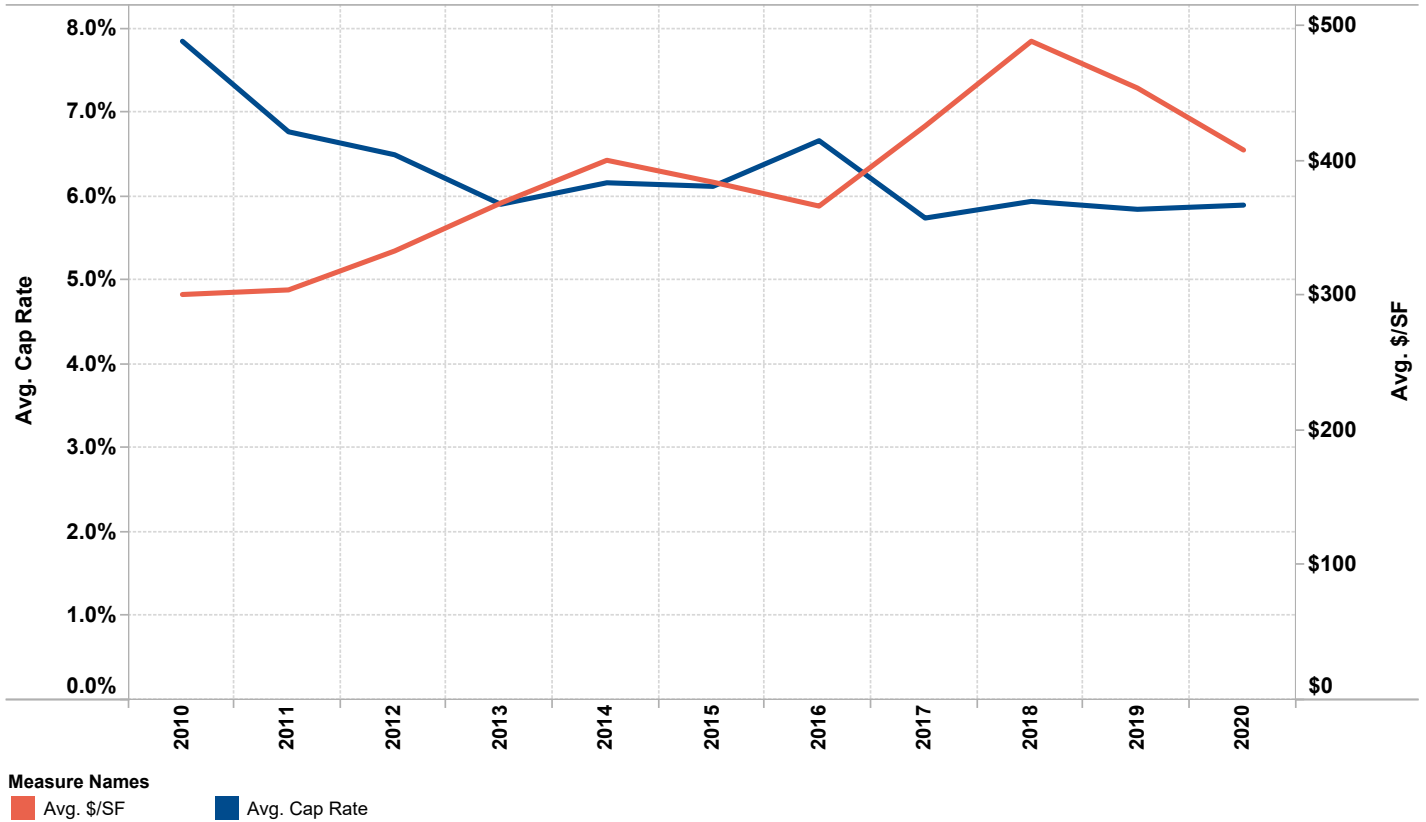
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



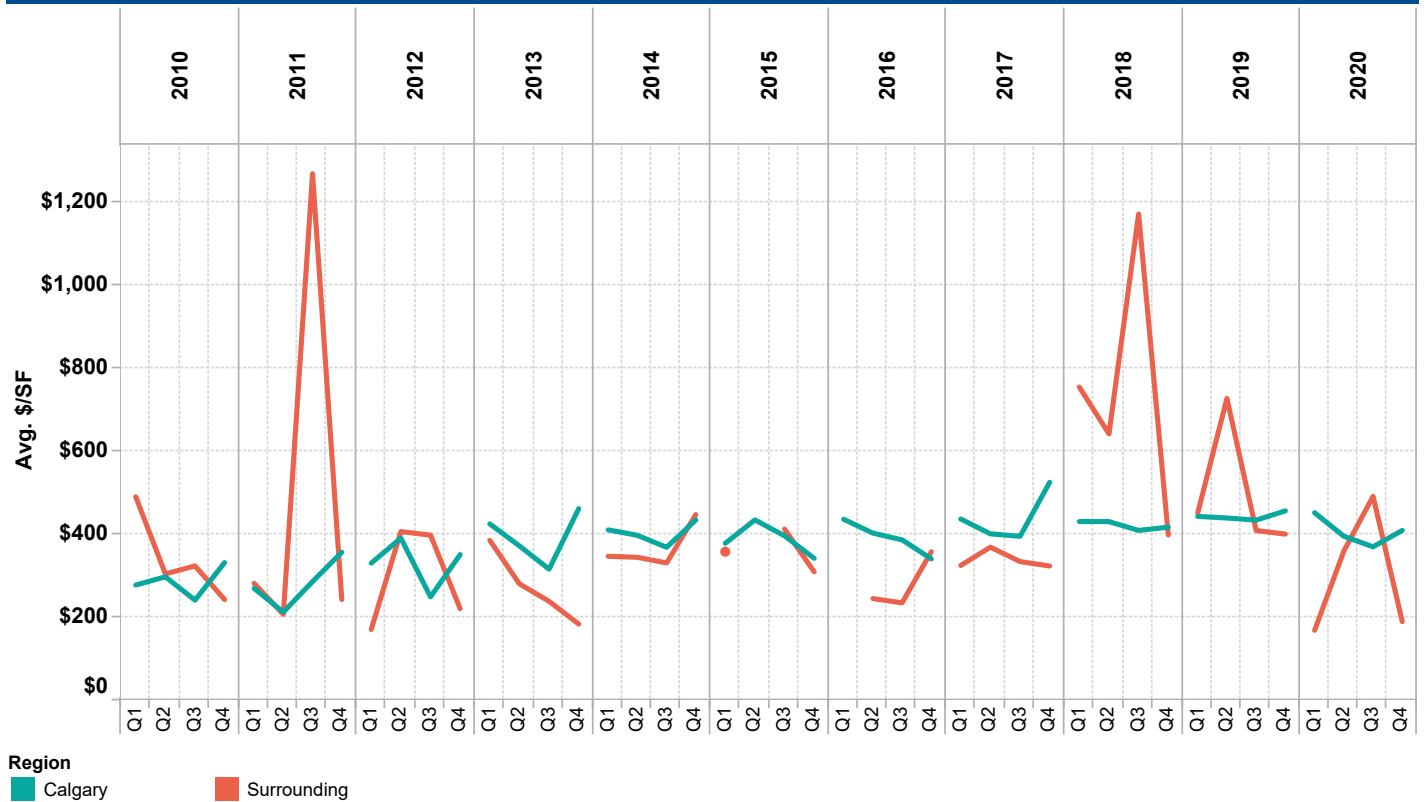
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



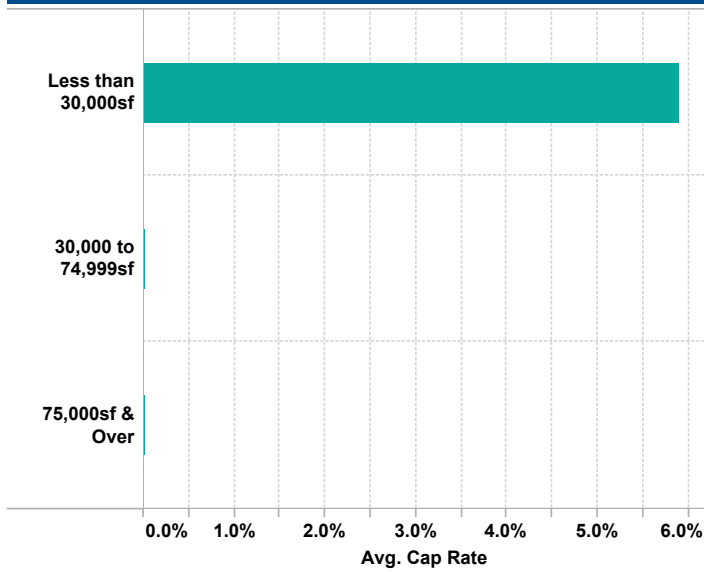
Retail - Avg. \$/SF vs. Cap Rate



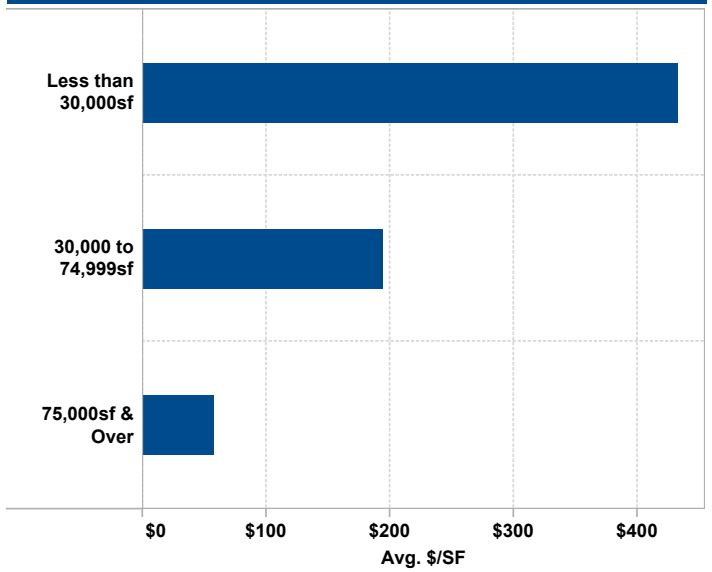
Retail - Avg. \$/SF by Area



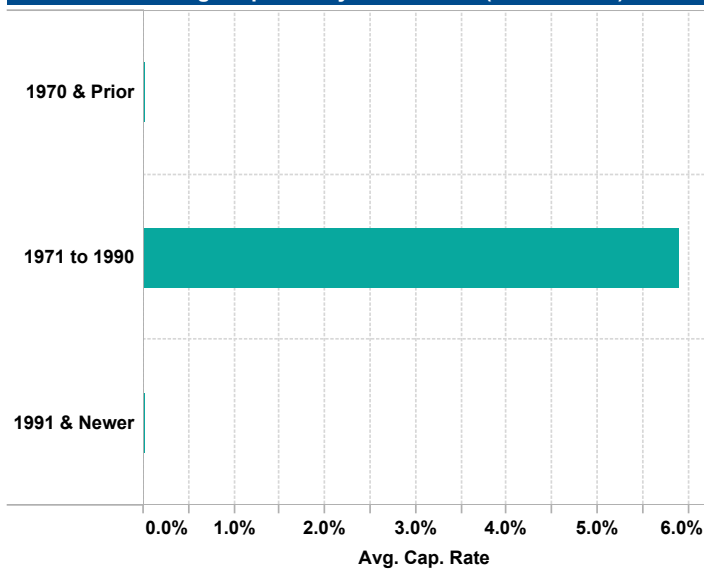
Retail - Avg. Cap Rate by Bldg. Size (last 12 mos.)



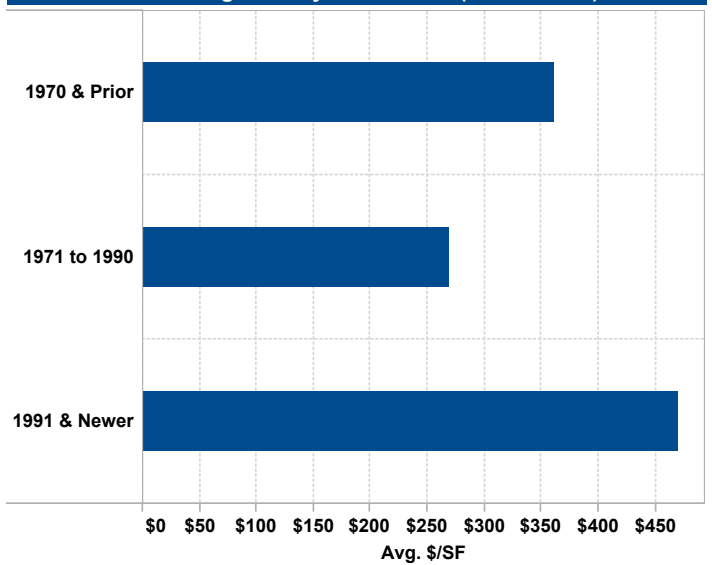
Retail - Avg. \$/SF by Bldg. Size (last 12 mos.)



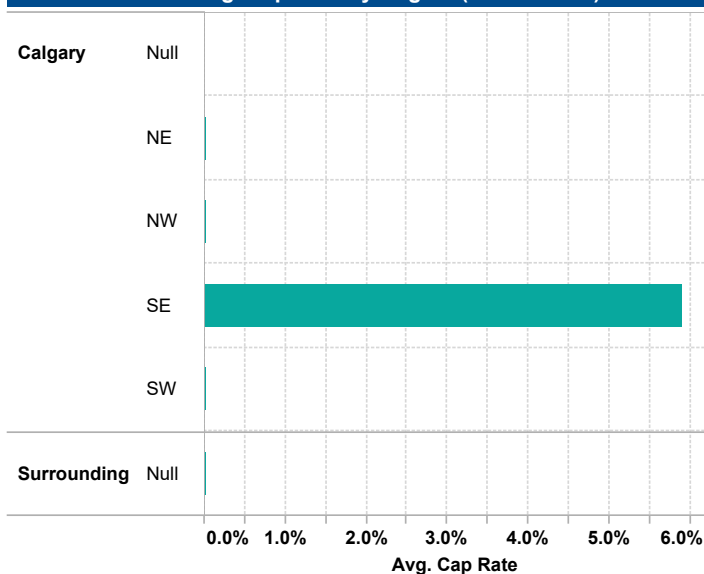
Retail - Avg. Cap Rate by Const. Year (last 12 mos.)



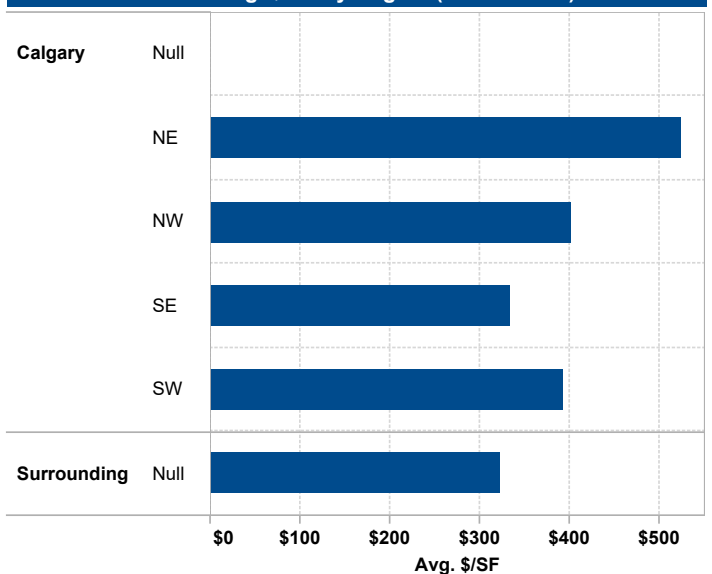
Retail - Avg. \$/SF by Const. Year (last 12 mos.)



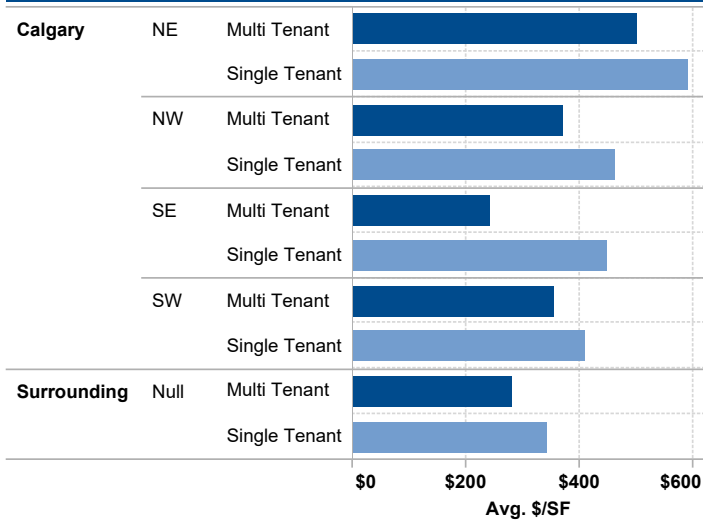
Retail - Avg. Cap Rate by Region (last 12 mos.)



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

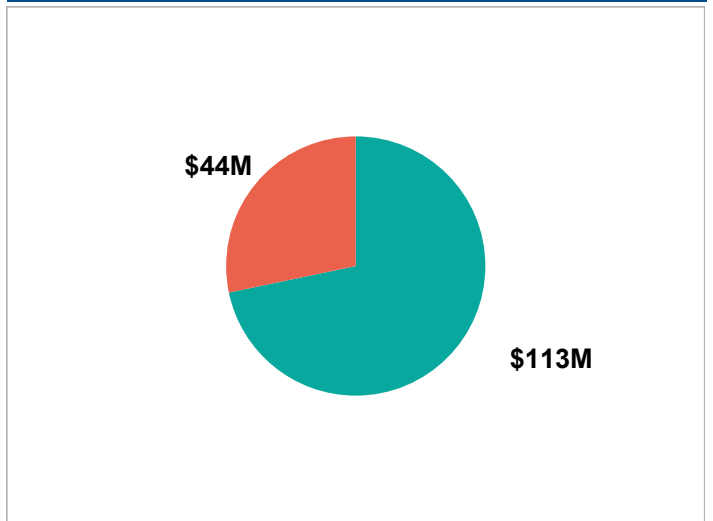


Retail - Avg. \$/SF by Region & Tenancy (last 12 mos.)



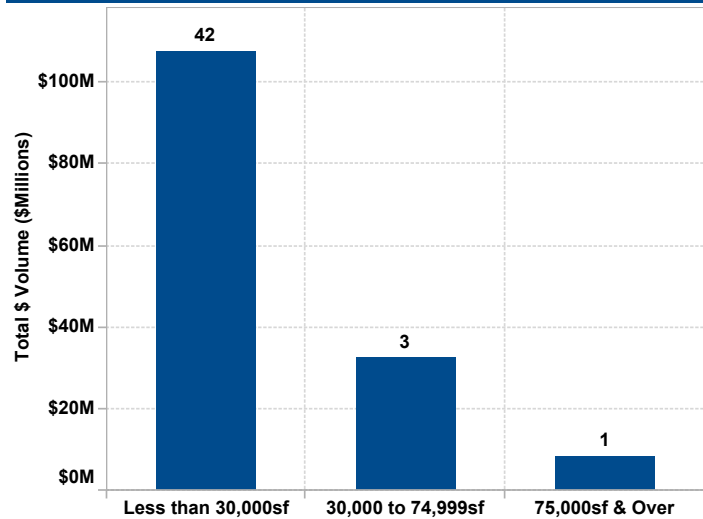
Property Type
 Multi Tenant
 Single Tenant

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

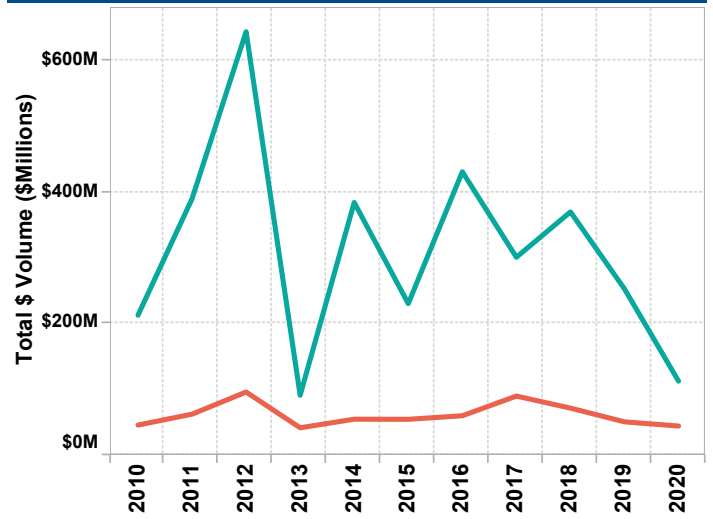


Region
 Calgary
 Surrounding

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



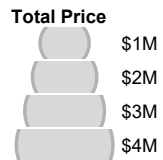
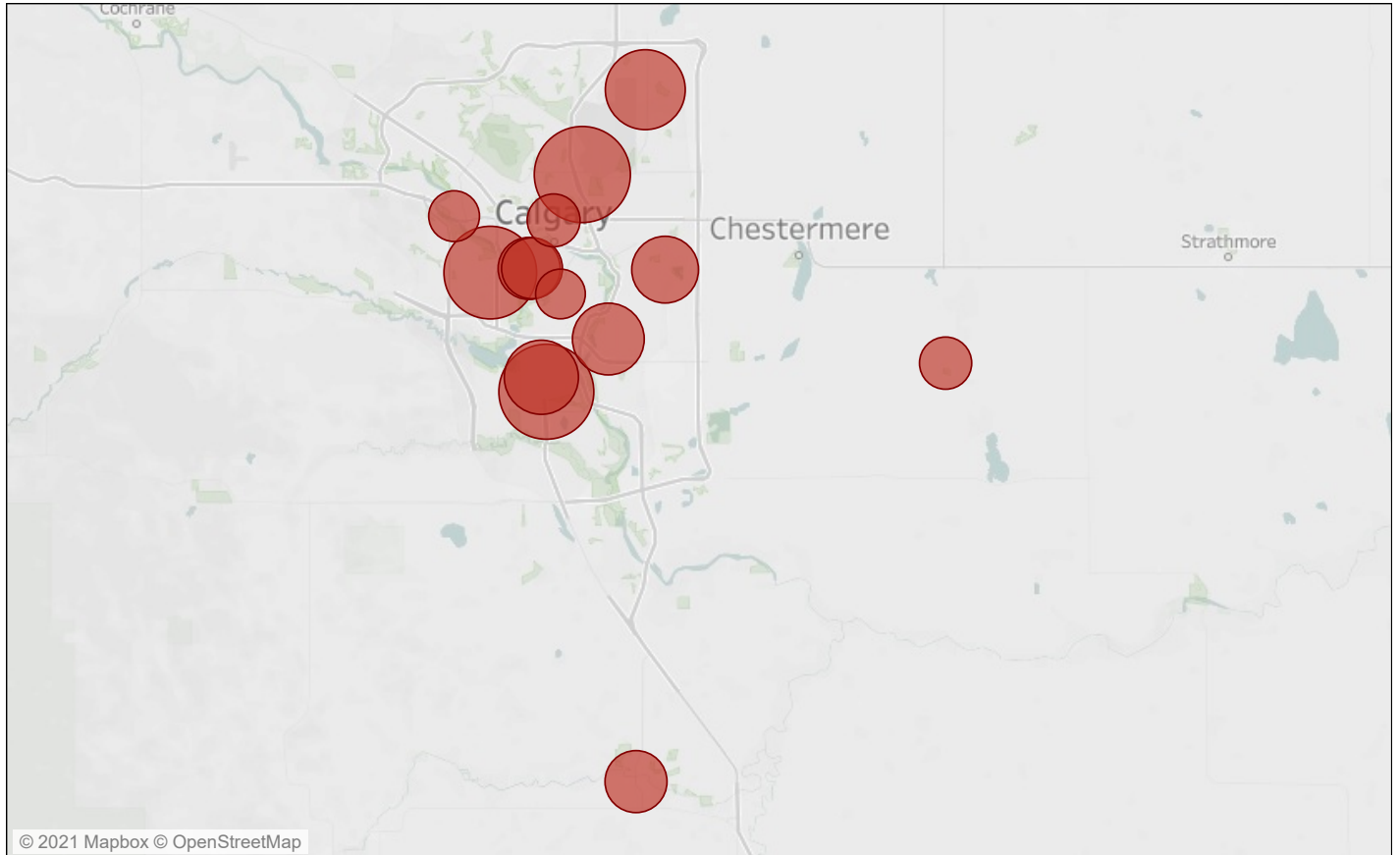
Retail - Total Dollar Volume by Region (to Q4 2020)



Retail - Top Transactions Q4 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
1227 48th Avenue NE	Calgary	\$4,300,000	17,315	\$248	Market
10001 Bonaventure Drive SE	Calgary	\$4,200,000	Null	Null	Market
2039 26A Street SW	Calgary	\$4,000,000	22,002	\$182	Market
4310 104th Avenue NE	Calgary	\$2,974,066	5,907	\$503	Market
9516 Horton Road SW	Calgary	\$2,560,000	5,873	\$436	Market

Retail - Q4 2020 Transactions



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