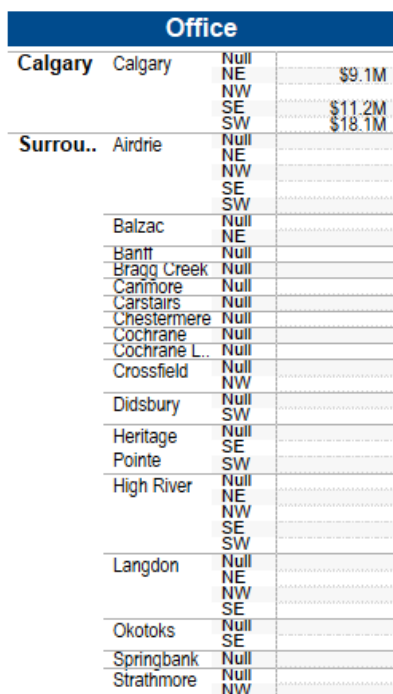
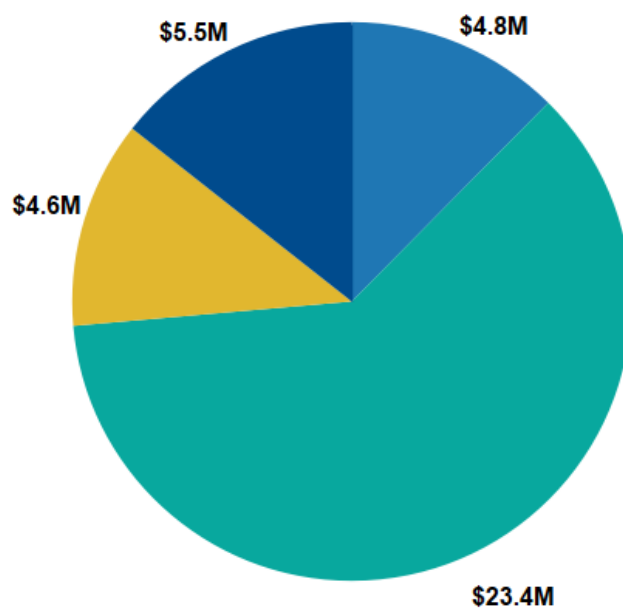

Greater Calgary Area Office

Commercial Q2 2021 Statistics





Office - Q2 2021 Purchaser Profile by Total \$ Volume

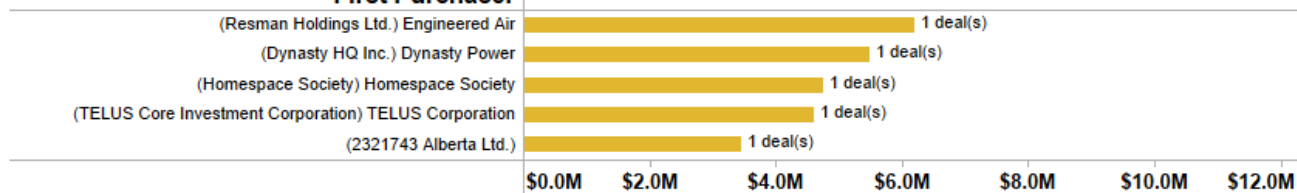


Purchaser Profile

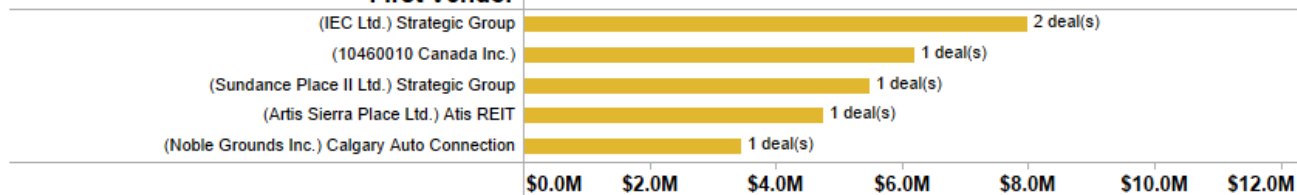
- Developer
- Private Investor - Canadian
- Public Investor
- User

Office - Q2 2021 Top Purchasers, Vendors, Lenders

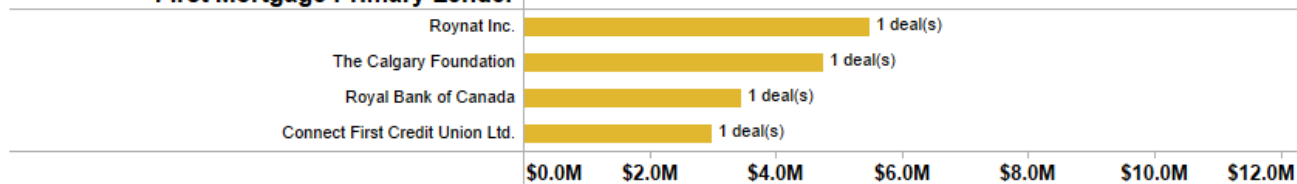
First Purchaser



First Vendor

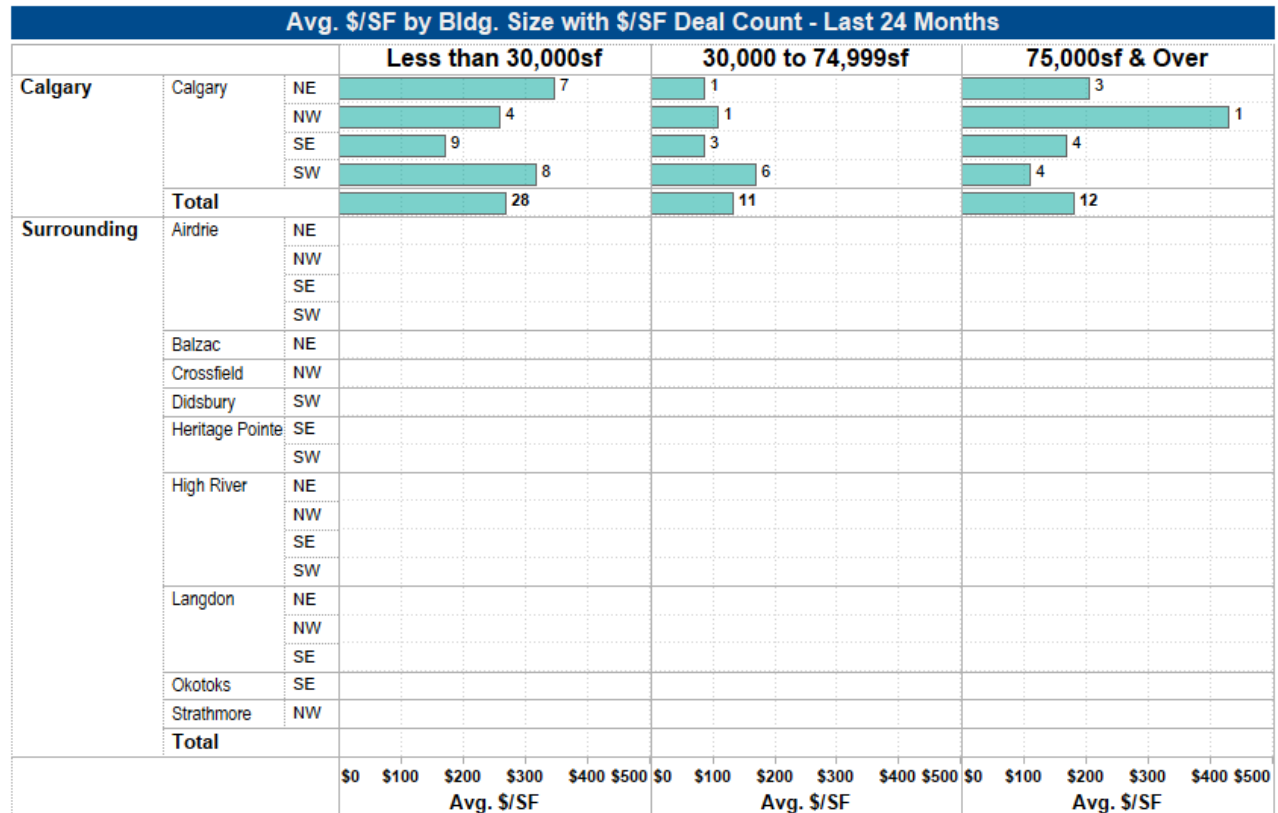
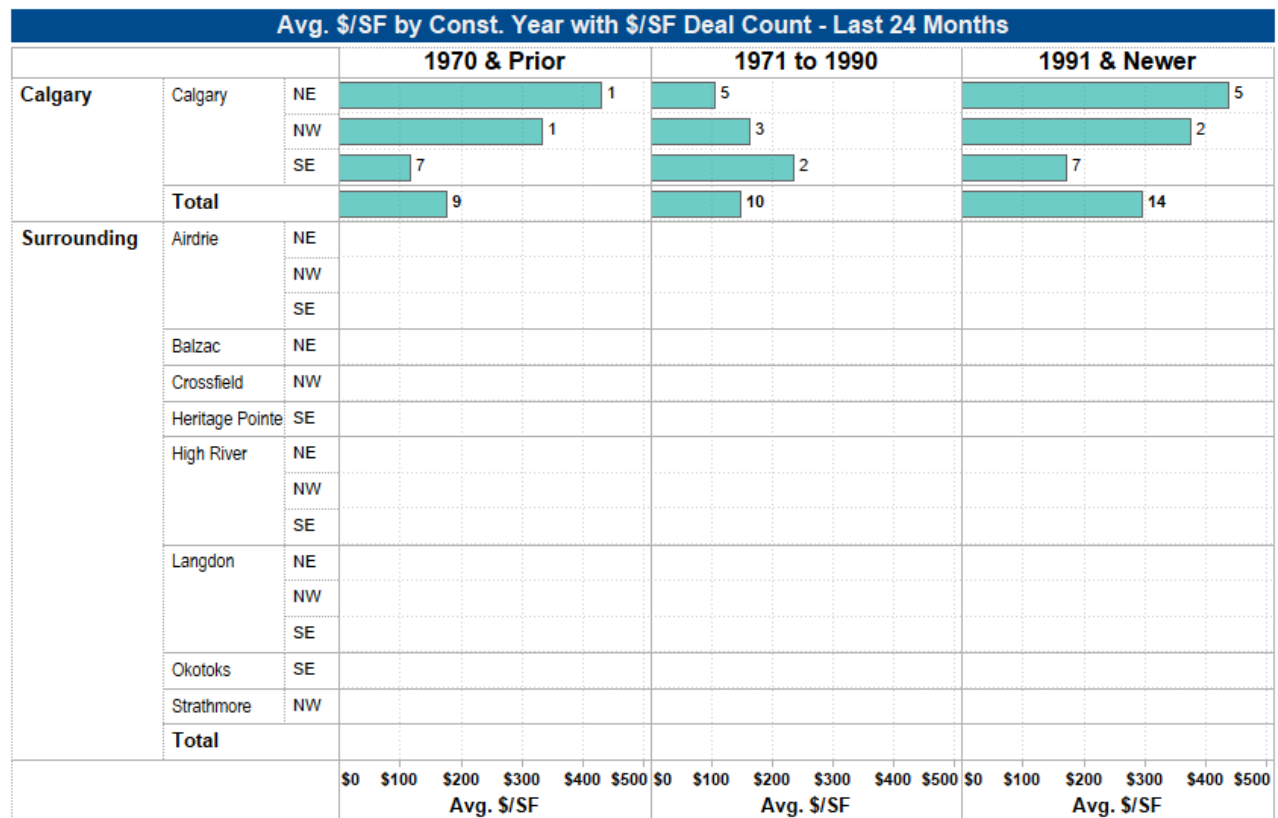


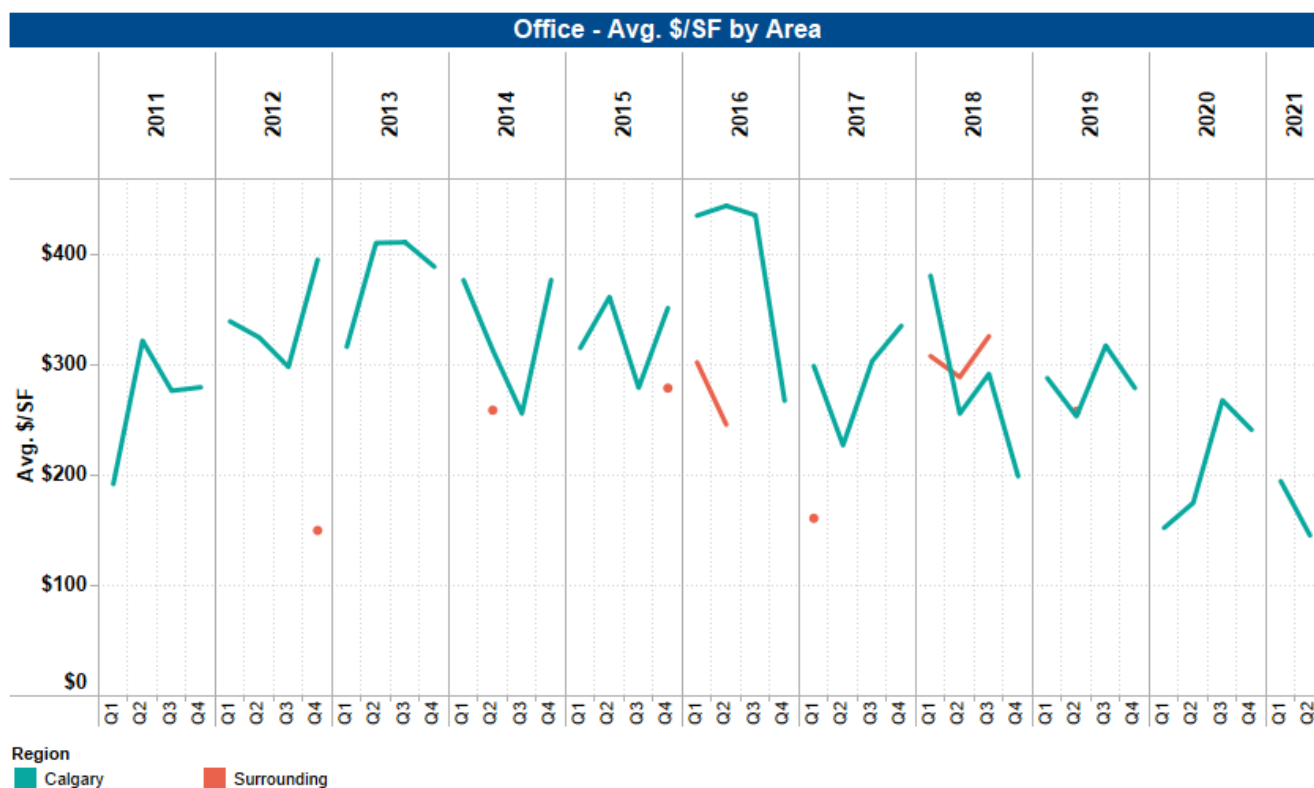
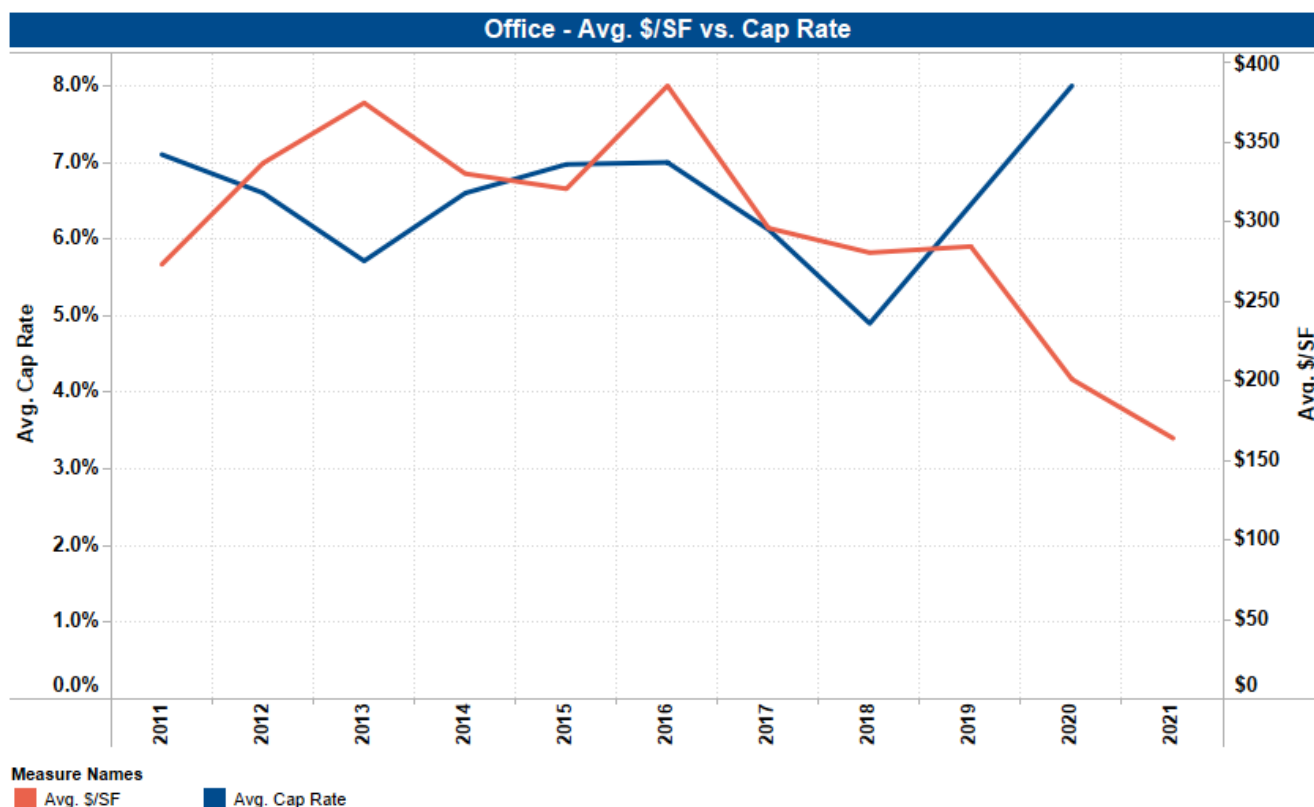
First Mortgage Primary Lender

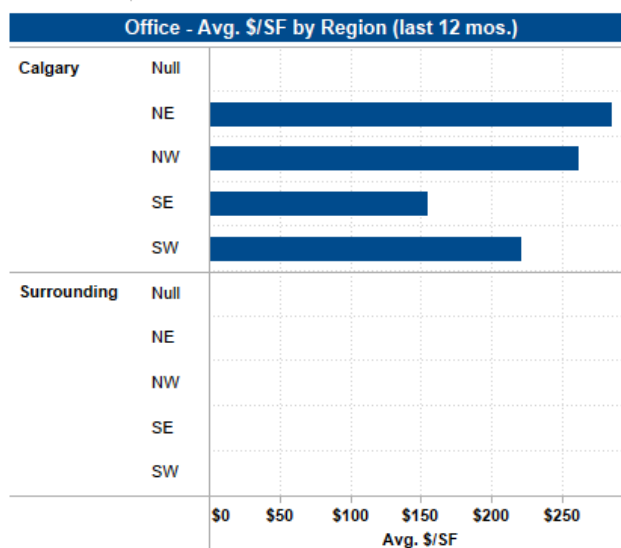
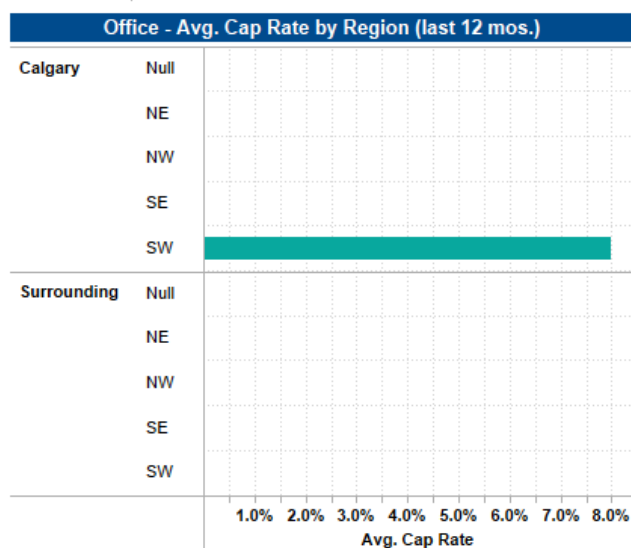
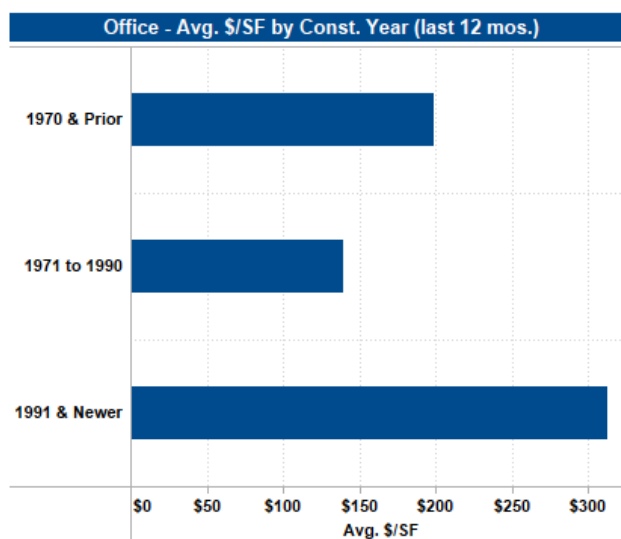
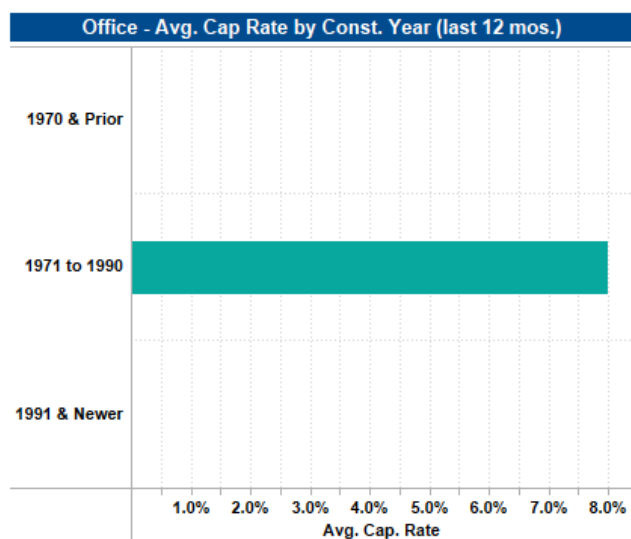
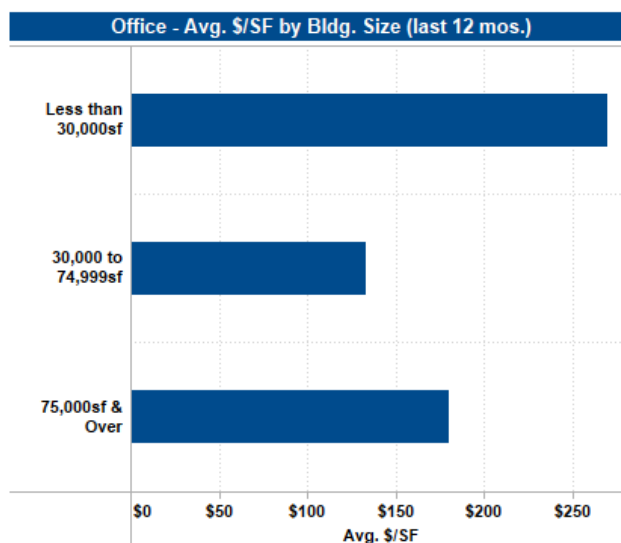
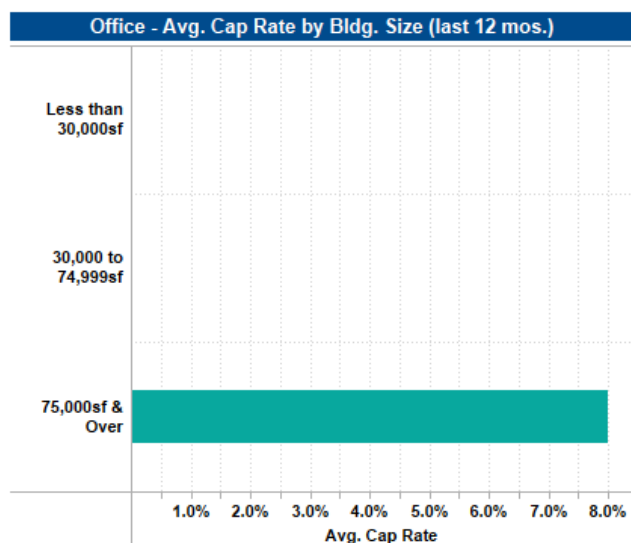


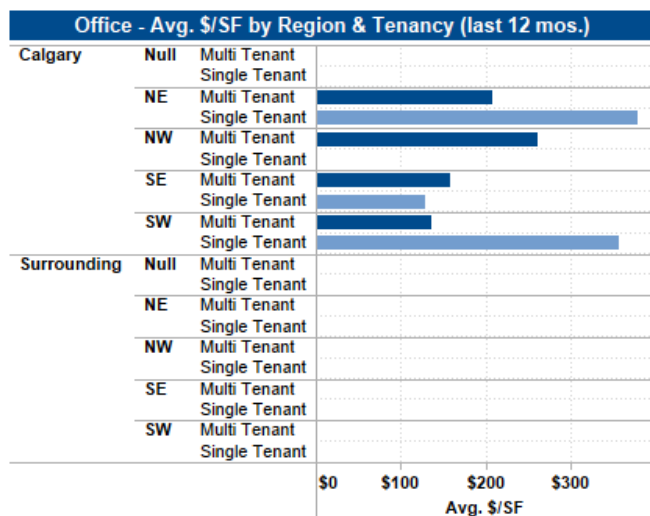
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months																	
			1970 & Prior				1971 to 1990				1991 & Newer						
Calgary	Calgary	NE	0				0				0						
		NW	0				0				0						
		SE	0				0				0						
		SW	0				0				0						
	Total		0				0				0						
Surrounding	Airdrie	NE															
		NW															
		SE															
		SW															
	Balzac	NE															
	Crossfield	NW															
	Didsbury	SW															
	Heritage Pointe	SE															
		SW															
	High River	NE															
		NW															
		SE															
		SW															
	Langdon	NE															
		NW															
		SE															
	Okotoks	SE															
	Strathmore	NW															
	Total																
			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. 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	0				0				0						
		NW	0				0				0						
		SE	0				0				0						
		SW	0				0				1						
	Total	0				0				1							
Surrounding	Airdrie	NE															
		NW															
		SE															
		SW															
	Balzac	NE															
	Crossfield	NW															
	Didsbury	SW															
	Heritage Pointe	SE															
		SW															
	High River	NE															
		NW															
		SE															
		SW															
	Langdon	NE															
		NW															
		SE															
	Okotoks	SE															
	Strathmore	NW															
Total																	
			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						



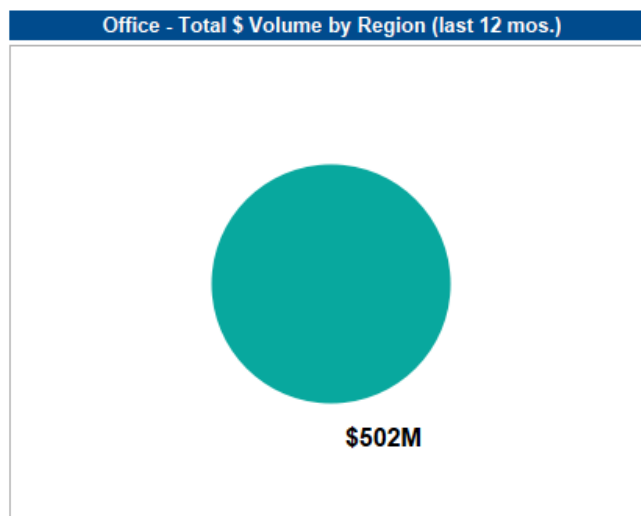






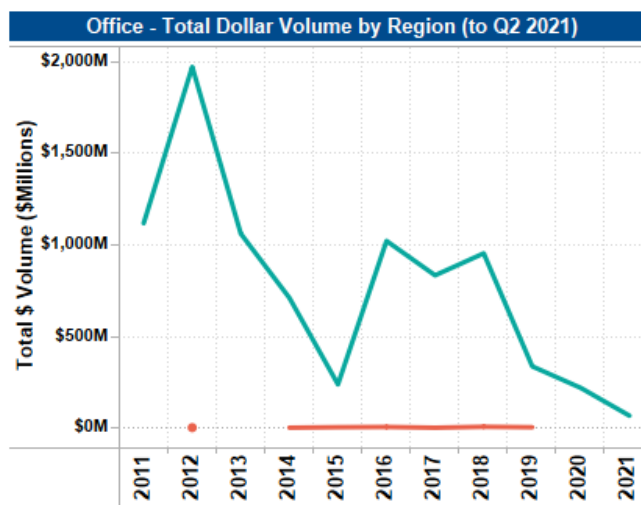
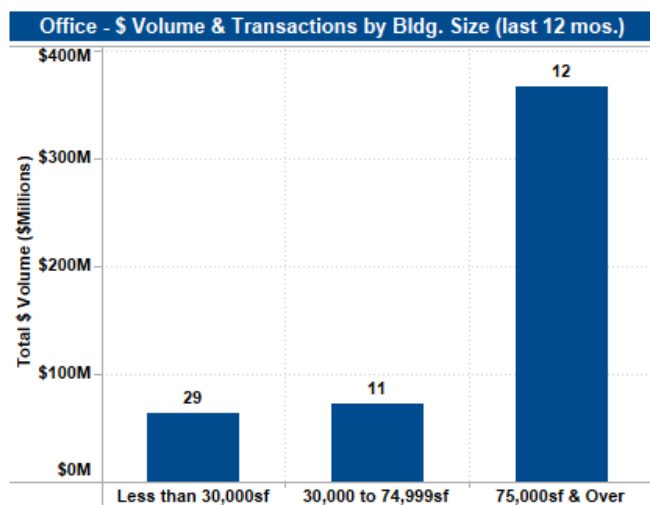
Property Type

- Multi Tenant
- Single Tenant



Region

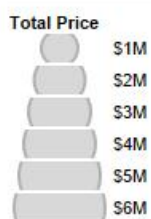
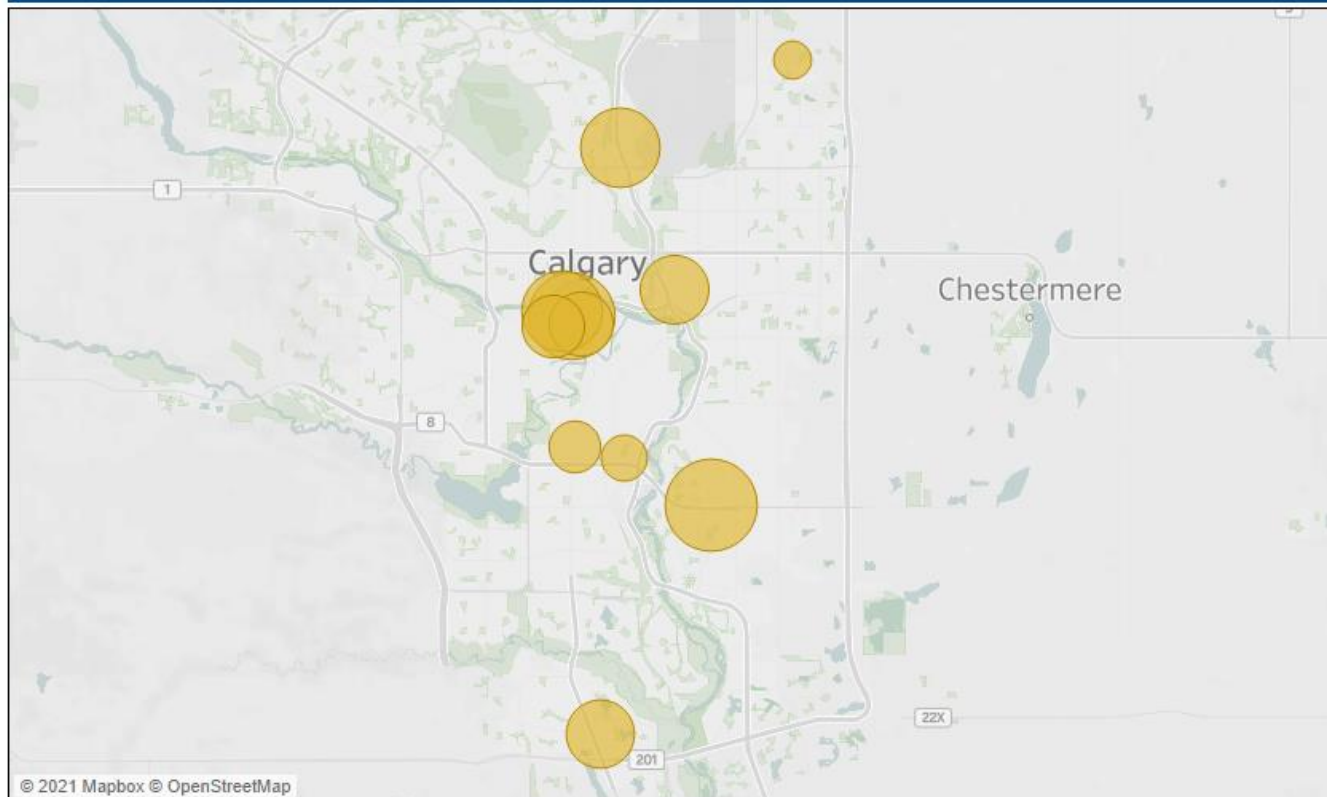
- Calgary



Office - Top Transactions Q2 2021

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type ¹
4000 Glenmore Court SE	Calgary	\$6,200,000	58,251	\$103	Market
409 8th Avenue SW	Calgary	\$5,500,000	46,781	\$118	Distress
706 7th Avenue SW	Calgary	\$4,750,000	89,355	\$53	Market
808 55th Avenue NE	Calgary	\$4,600,000	81,916	\$56	Distress
233 Mayland Place NE	Calgary	\$3,450,000	22,358	\$154	Market

Office - Q2 2021 Transactions



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