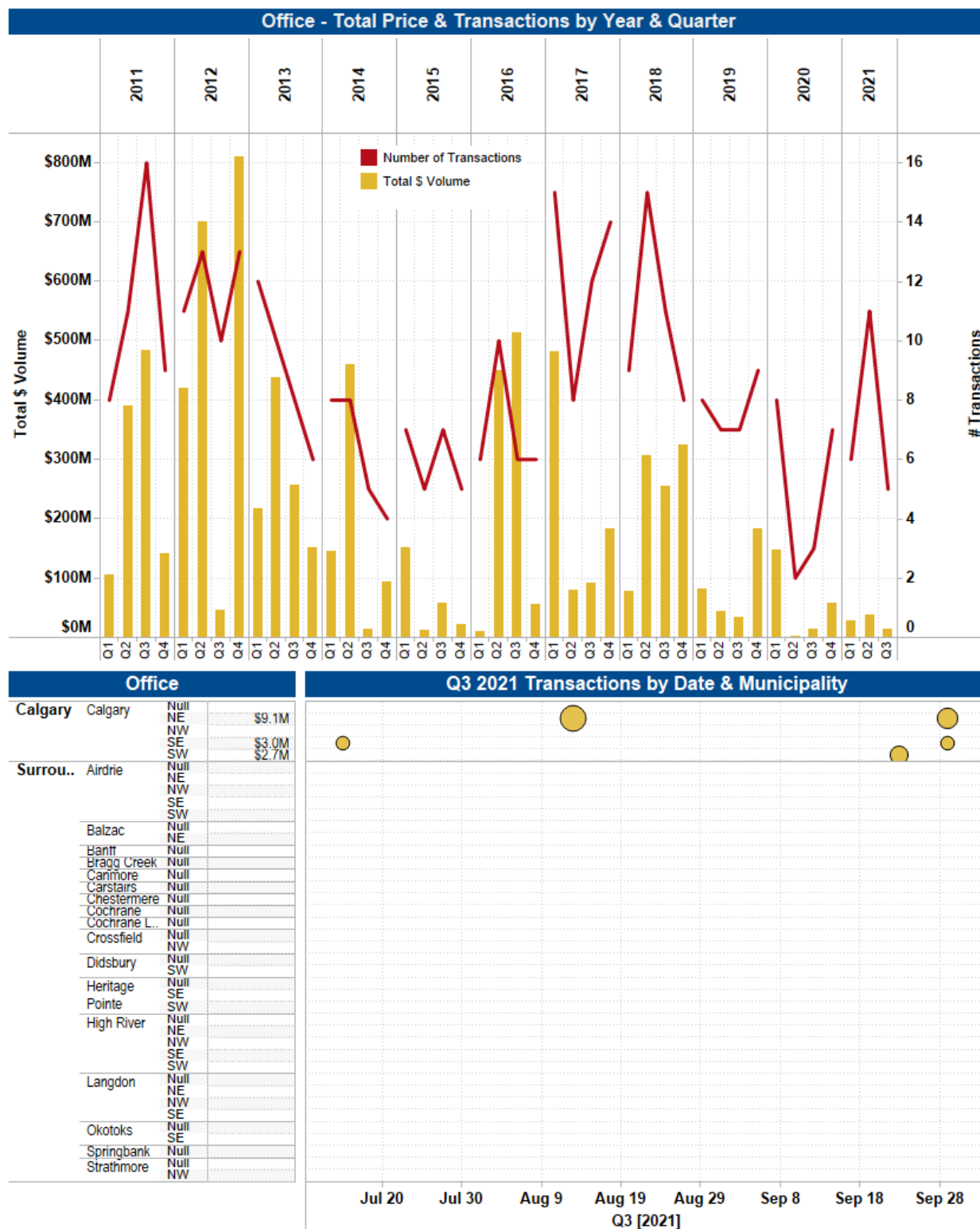
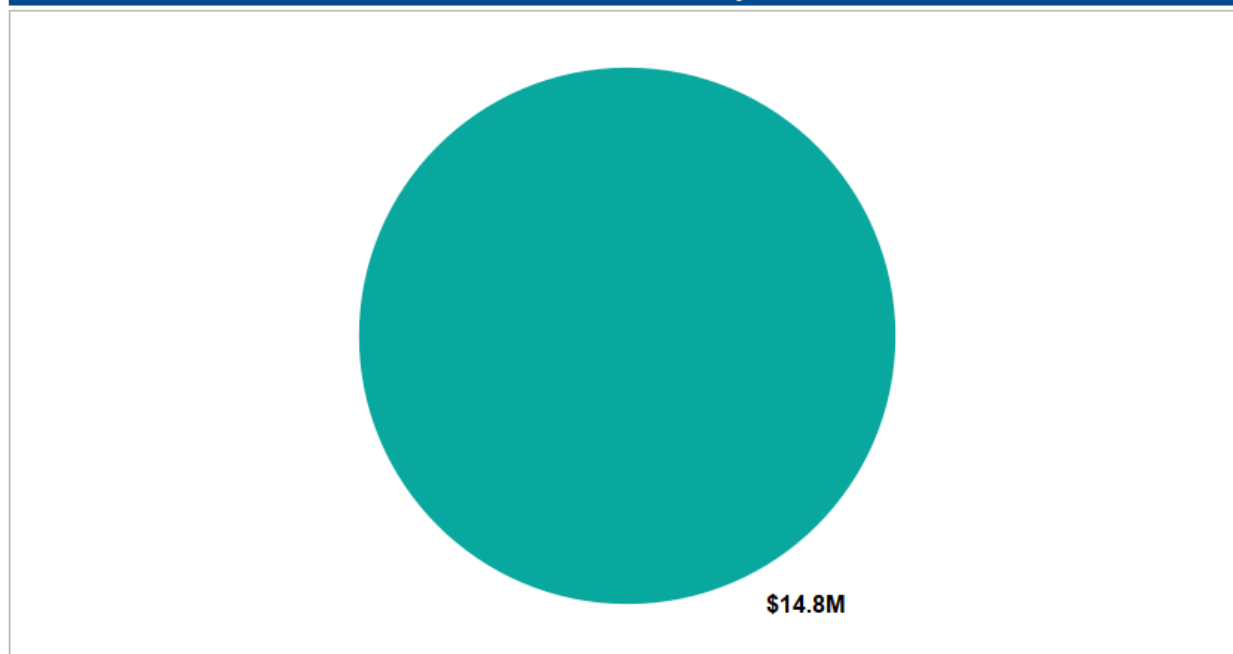

Greater Calgary Area Office

Commercial Q3 2021 Statistics





Office - Q3 2021 Purchaser Profile by Total \$ Volume



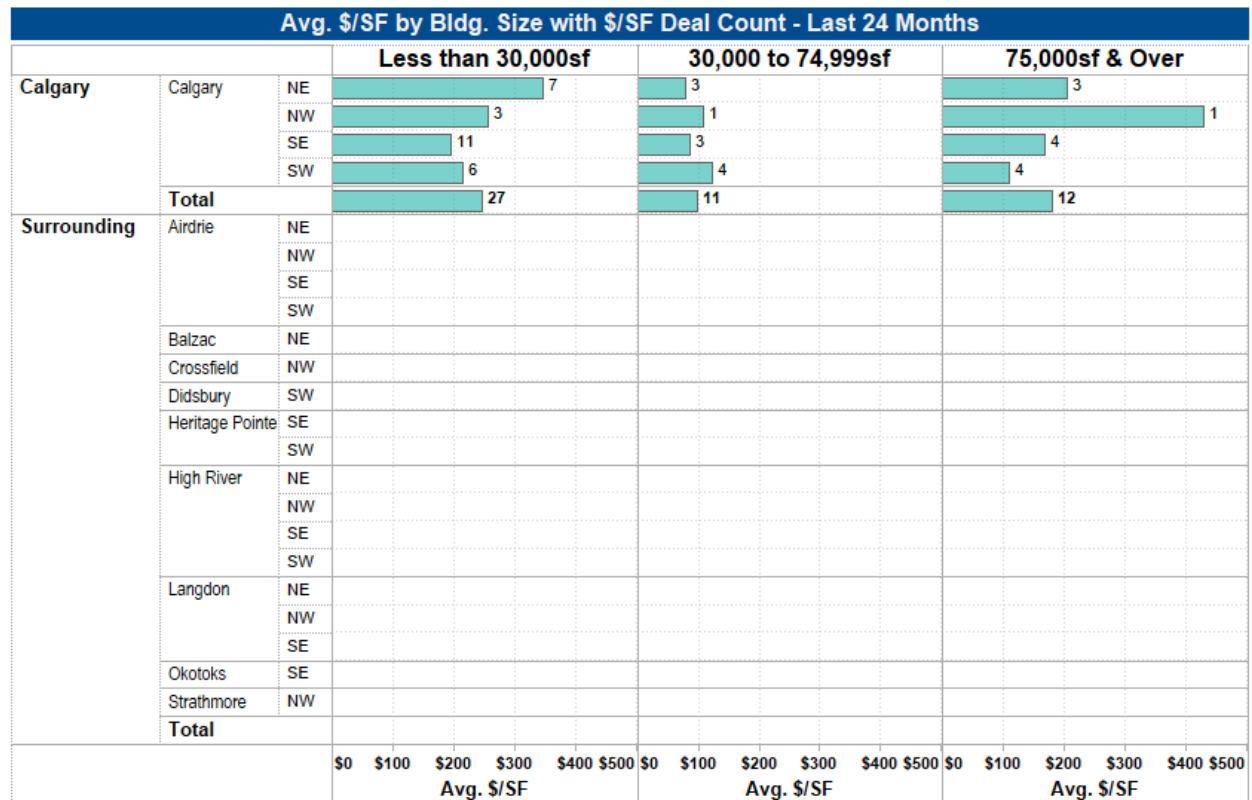
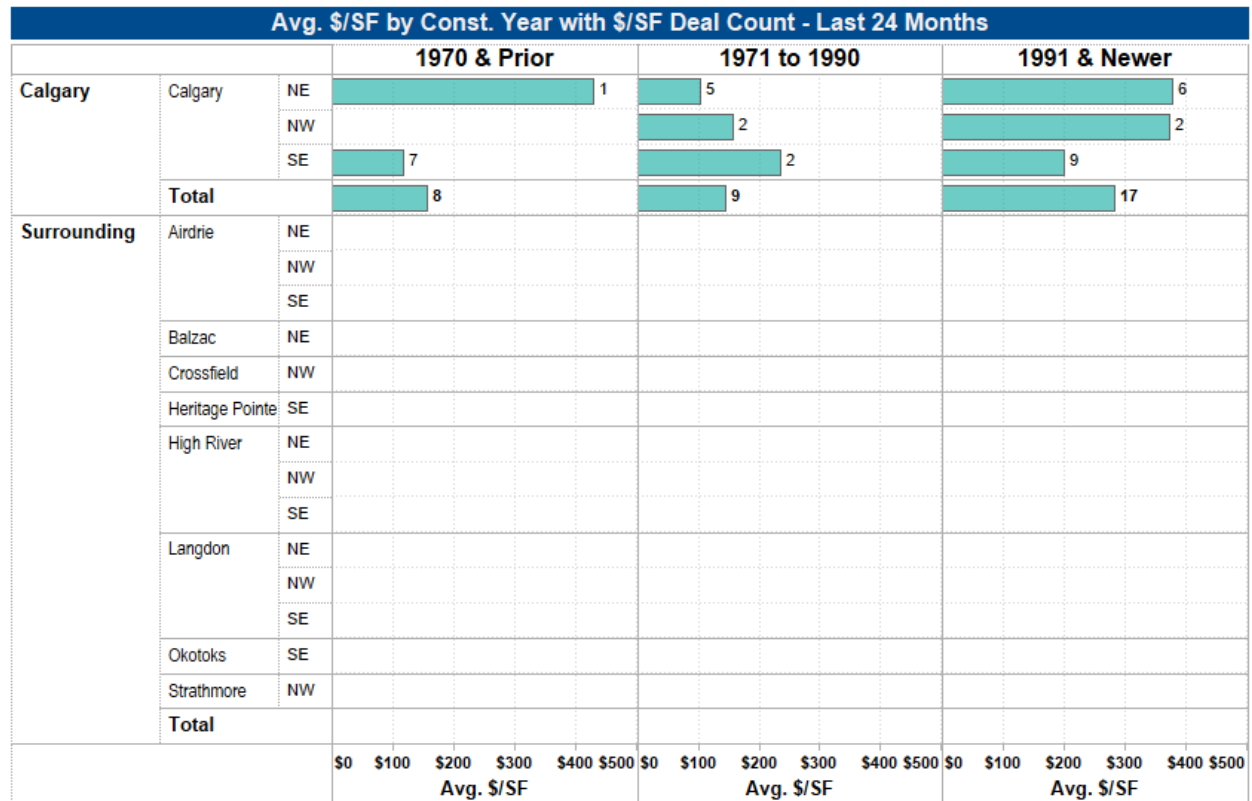
Purchaser Profile
■ Private Investor - Canadian

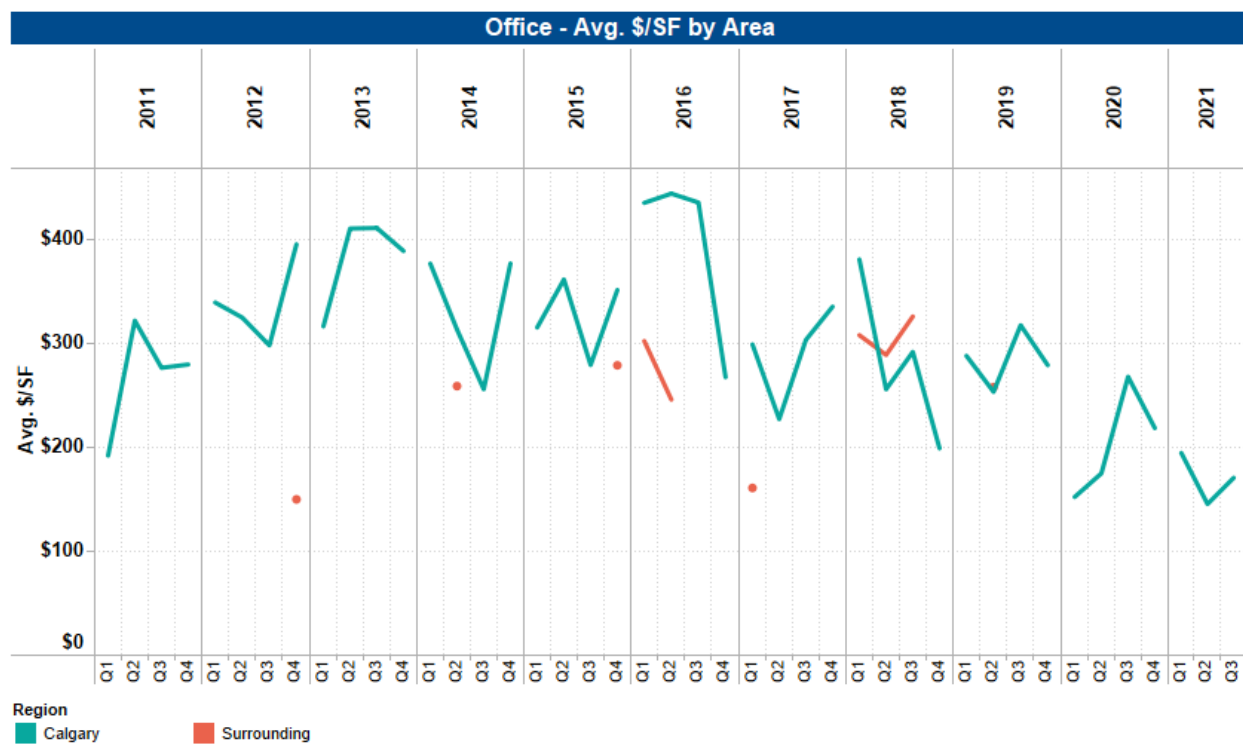
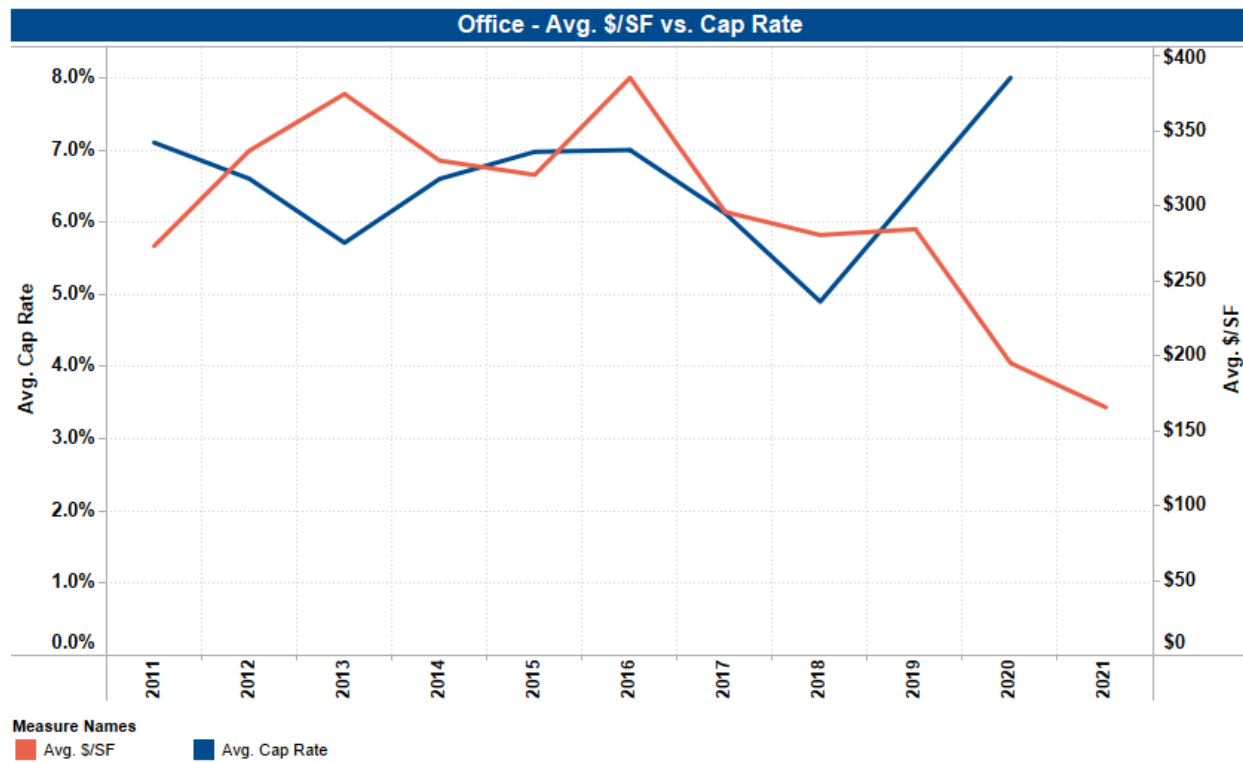
Office - Q3 2021 Top Purchasers, Vendors, Lenders

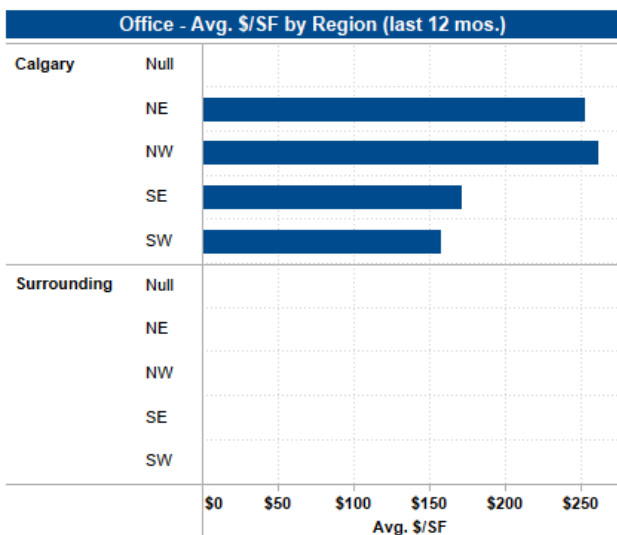
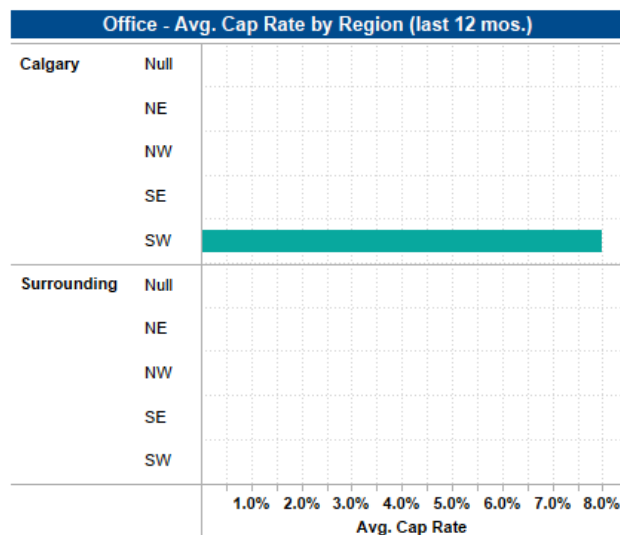
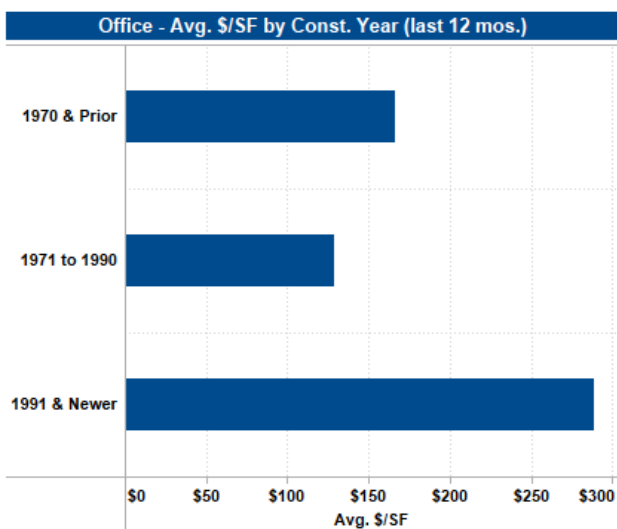
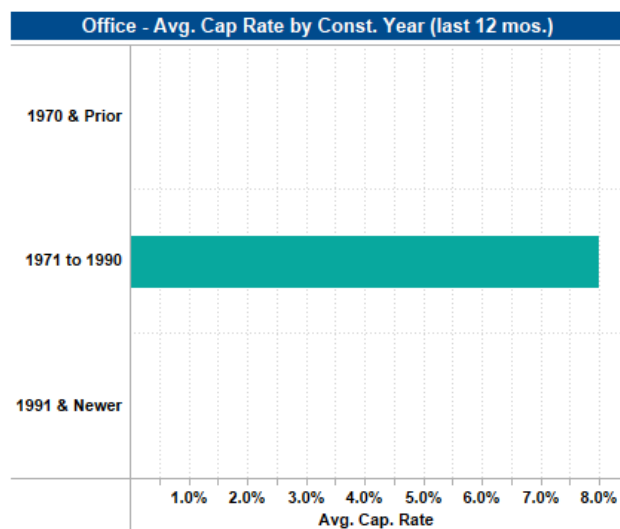
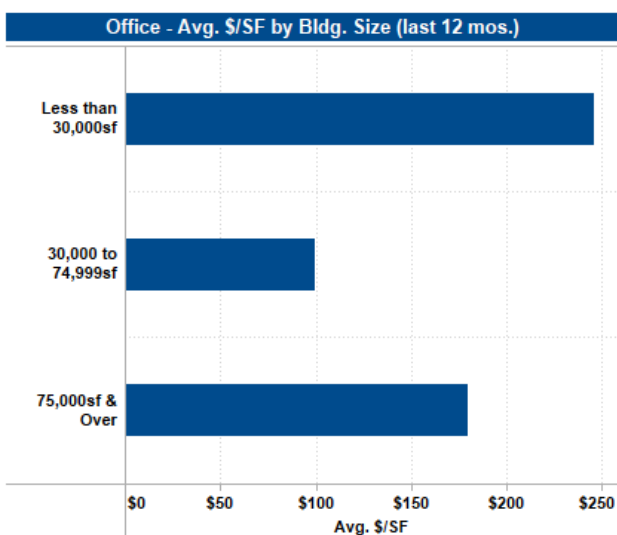
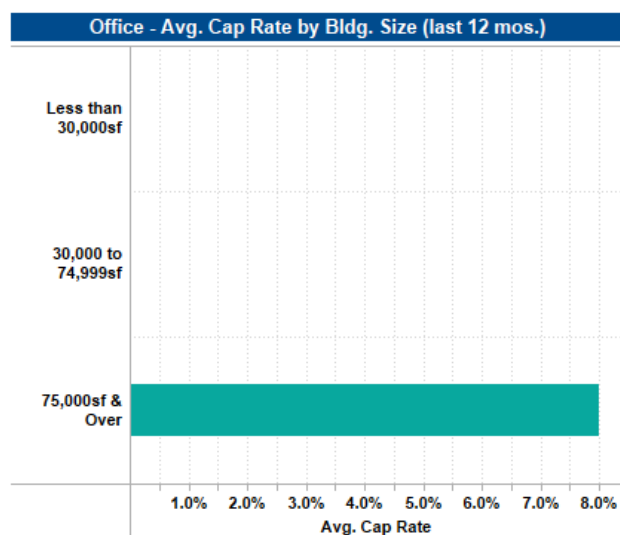
First Purchaser	
(Tricycle Lane Ranches Ltd.) Burnco	1 deal(s)
(KV Capital Inc.)	1 deal(s)
(2079499 Alberta Ltd.) RPC Group Inc.	1 deal(s)
(Wood's Home Society)	1 deal(s)
(Kevin Robertson Holdings Ltd.)	1 deal(s)
	\$0.0M \$2.0M \$4.0M \$6.0M \$8.0M \$10.0M \$12.0M
First Vendor	
(9182071 Canada Inc.) ‎Canada Mortgage and Housing C..	1 deal(s)
(2129174 Alberta Ltd.)	1 deal(s)
(Cheviot Properties (Commerical) Ltd.)	1 deal(s)
(The Boys' and Girls' Clubs of Calgary Foundation) Trellis Founda..	1 deal(s)
(HPWC 7005 Fairmount Drive GP Ltd.) Hungerford Properties	1 deal(s)
	\$0.0M \$2.0M \$4.0M \$6.0M \$8.0M \$10.0M \$12.0M
First Mortgage Primary Lender	
Jovica Property Management Ltd.	1 deal(s)
The Toronto-Dominion Bank	1 deal(s)
ATB Financial	1 deal(s)
	\$0.0M \$2.0M \$4.0M \$6.0M \$8.0M \$10.0M \$12.0M

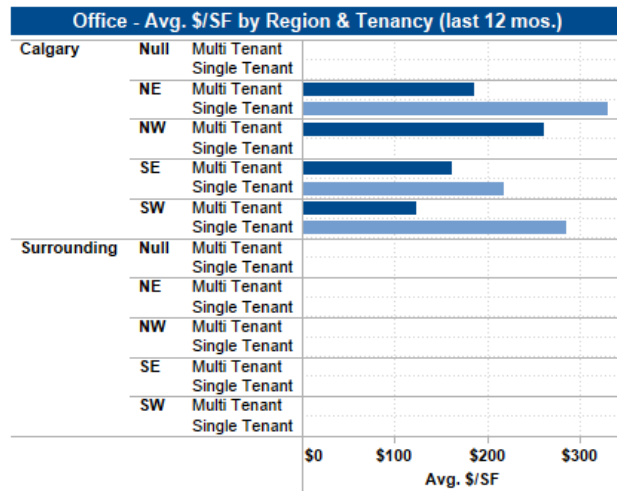
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months																	
			1970 & Prior				1971 to 1990				1991 & Newer						
Calgary	Calgary	NE	0				0				0						
		NW					0				0						
		SE	0				0				0						
		SW	0						1		0						
	Total		0						1		0						
Surrounding	Airdrie	NE					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



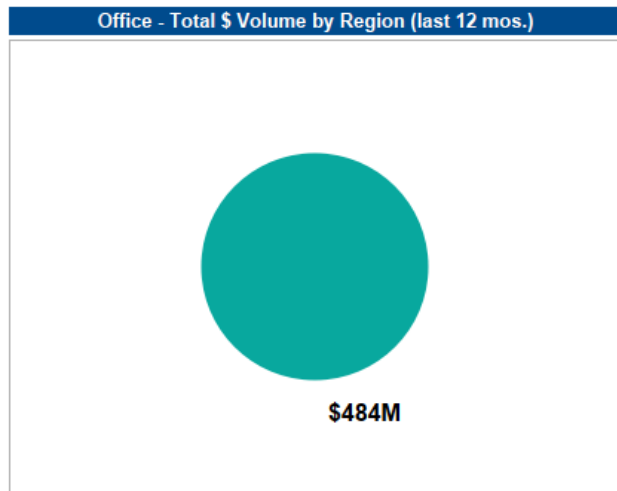






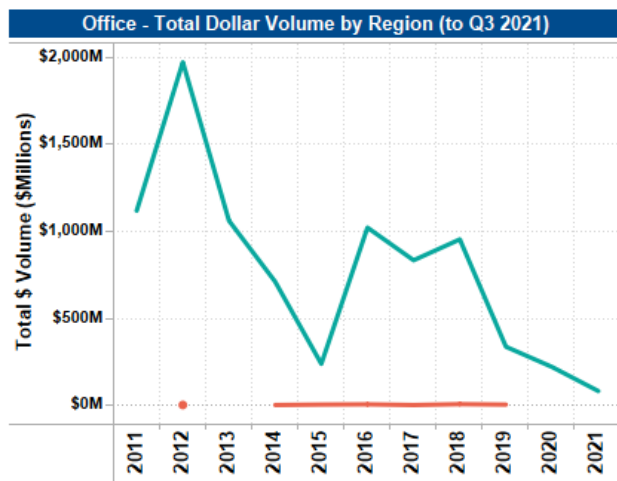
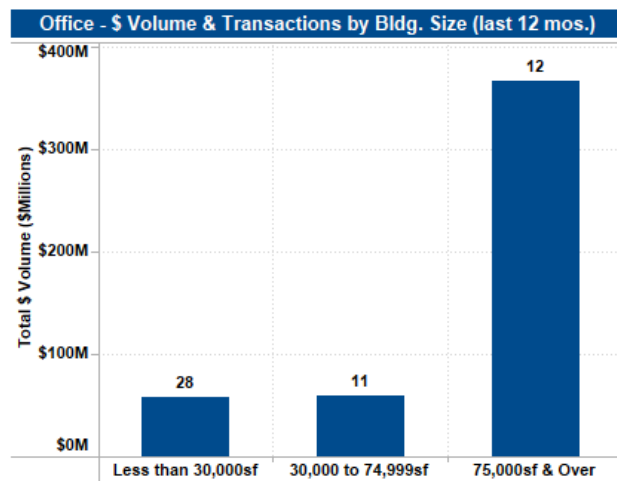
Property Type

- Multi Tenant
- Single Tenant

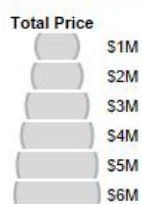
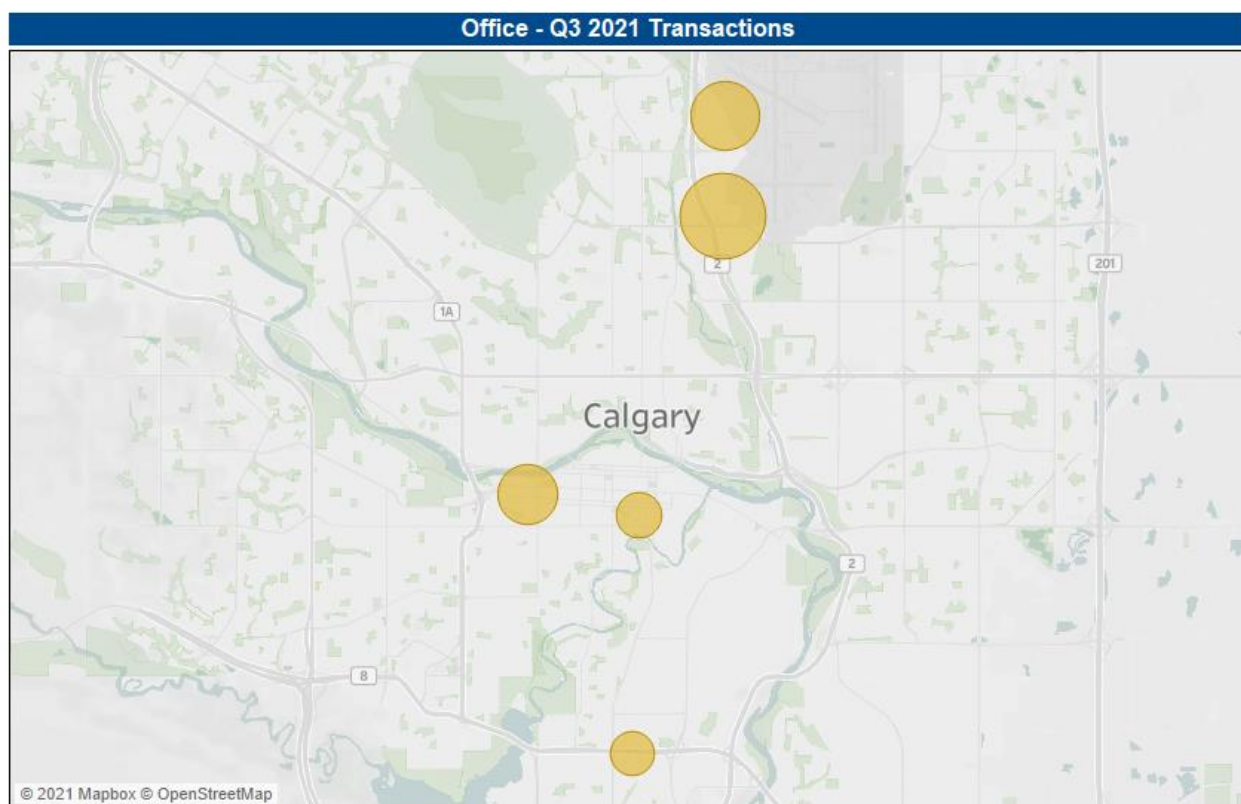


Region

- Calgary



Office - Top Transactions Q3 2021					
First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
5055 11th Street NE	Calgary	\$5,524,000	64,100	\$86	Market
7136 11th Street NE	Calgary	\$3,550,000	55,801	\$64	Distress
1615 10th Avenue SW	Calgary	\$2,700,000	29,739	\$91	Distress
102 14th Avenue SE	Calgary	\$1,550,000	3,900	\$397	Market
7005 Fairmount Drive SE	Calgary	\$1,457,870	6,762	\$216	Market



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