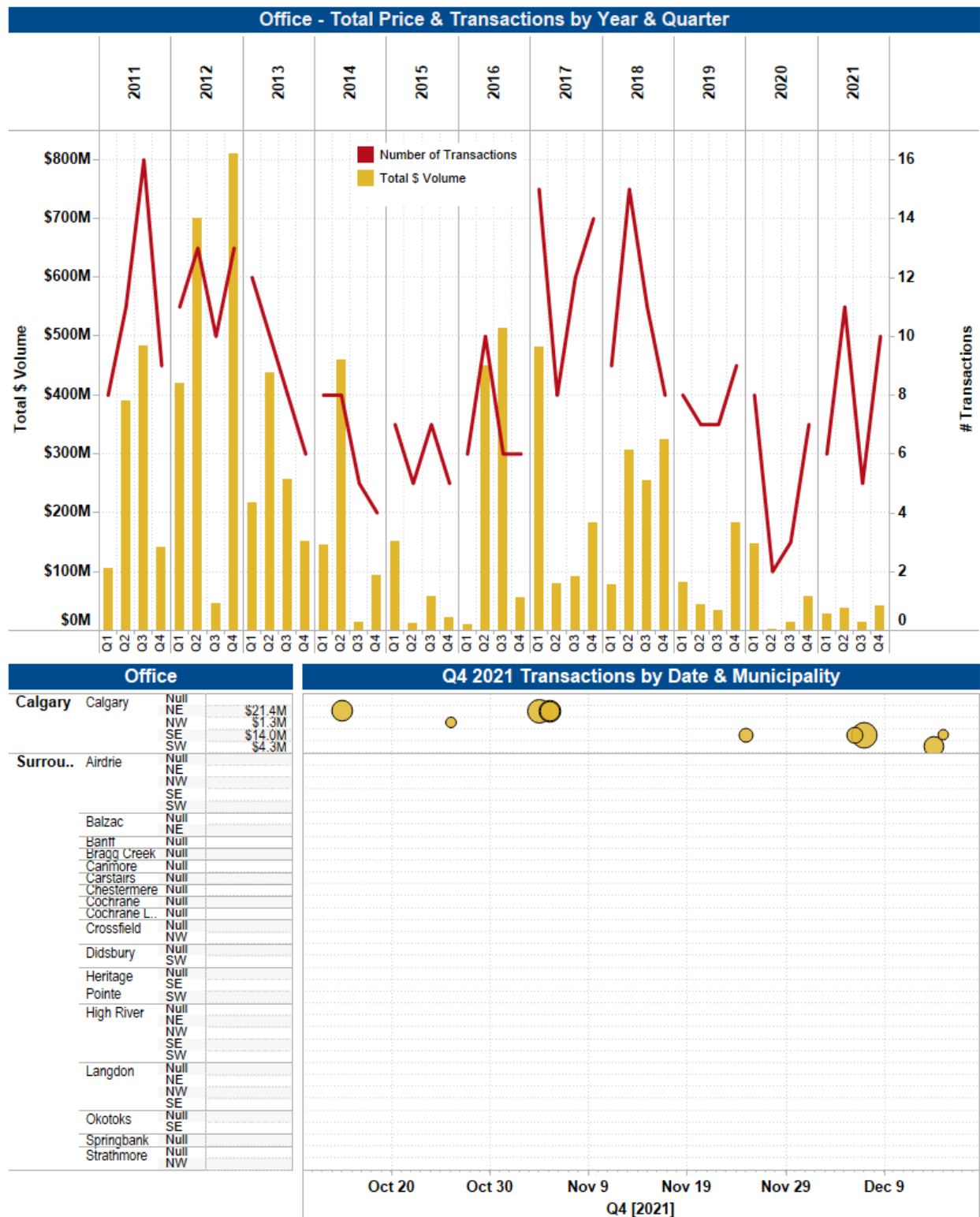
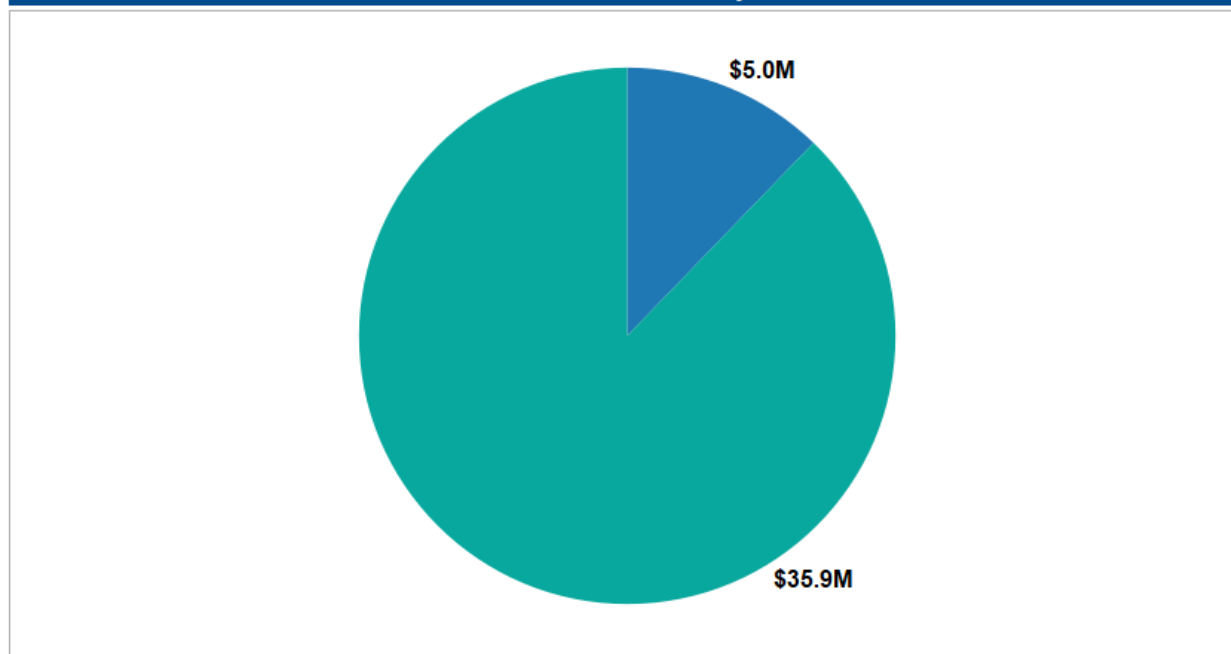

Greater Calgary Area Office

Commercial Q4 2021 Statistics





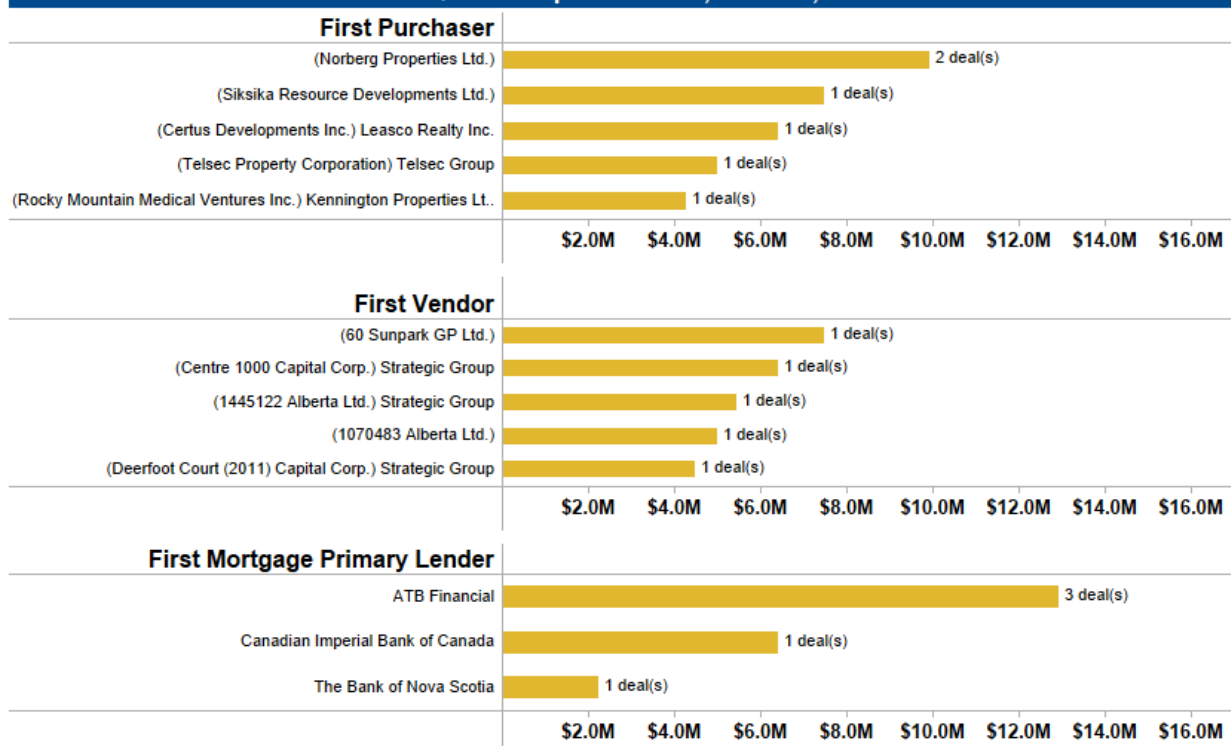
Office - Q4 2021 Purchaser Profile by Total \$ Volume



Purchaser Profile

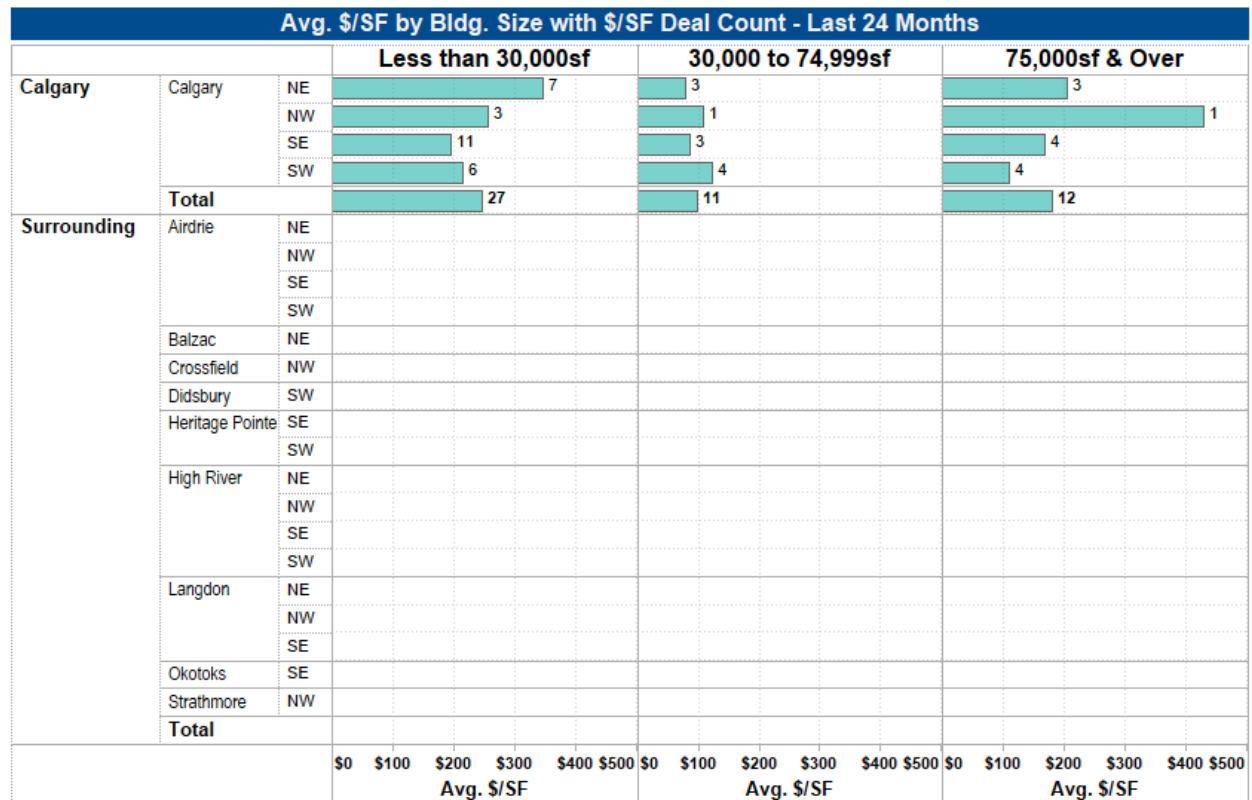
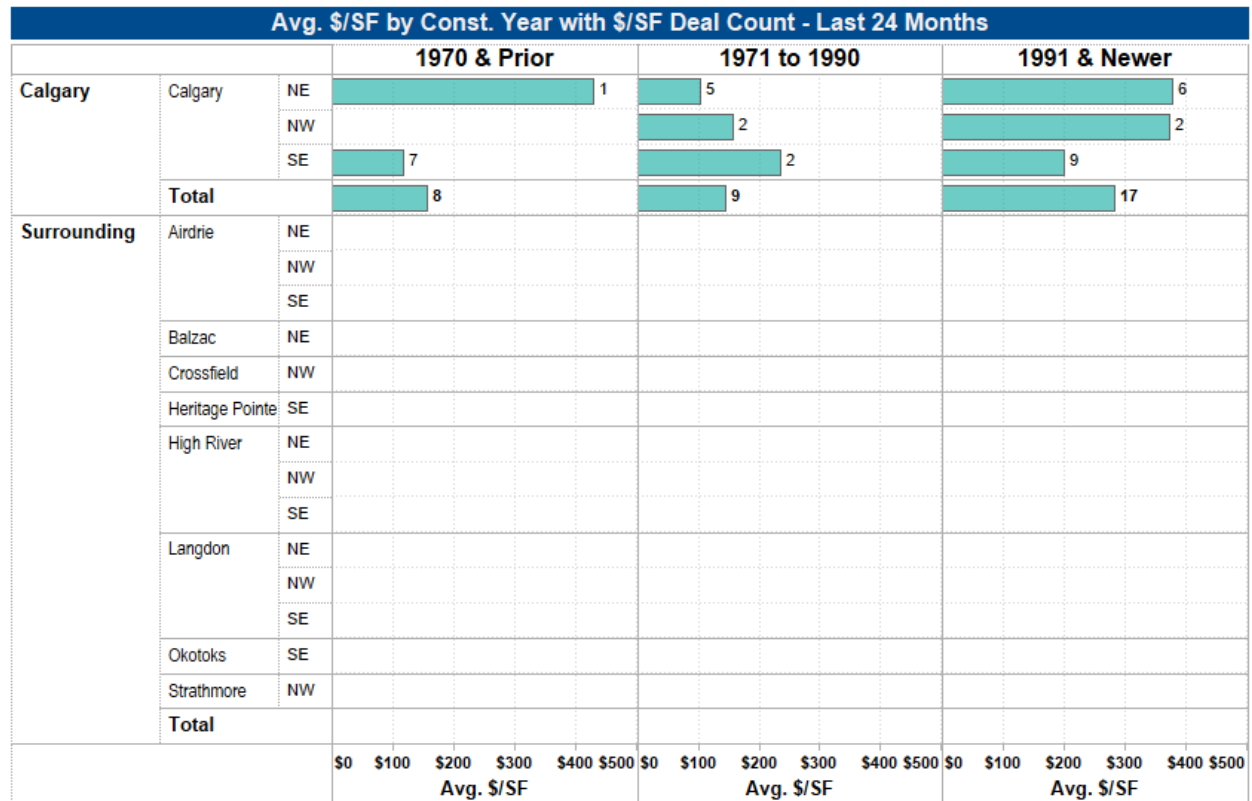
- Developer
- Private Investor - Canadian

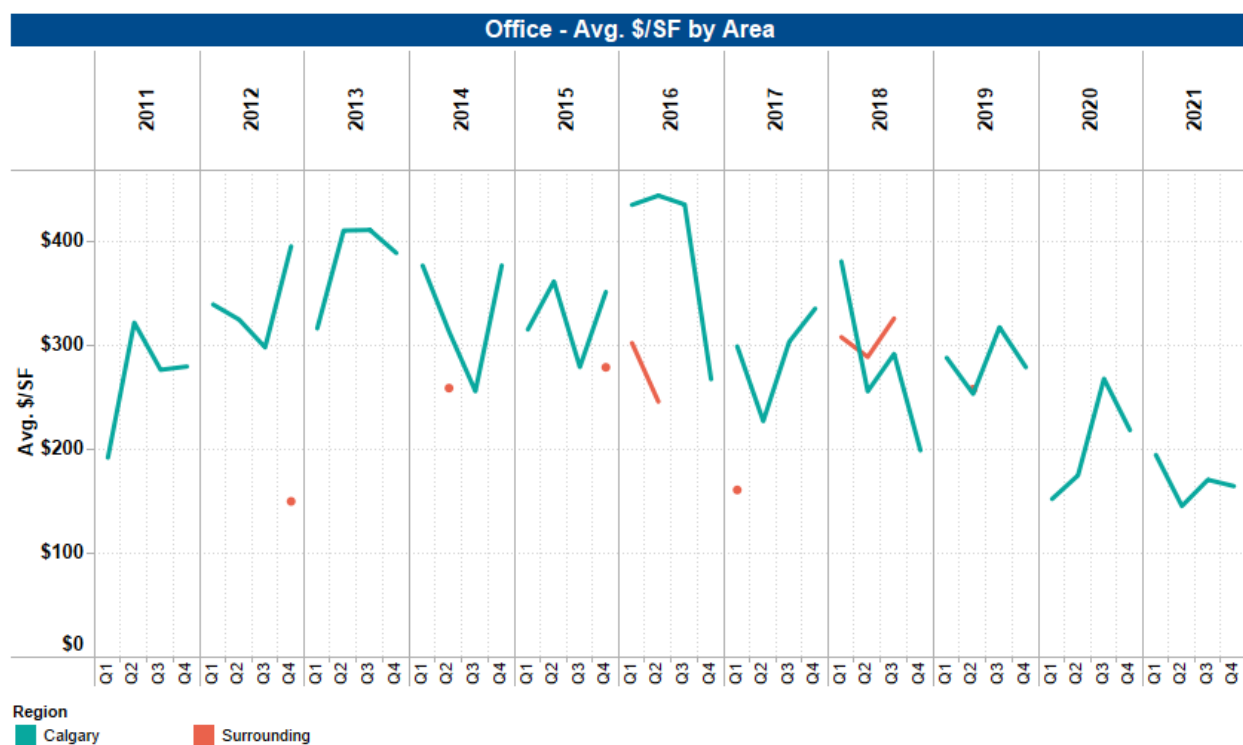
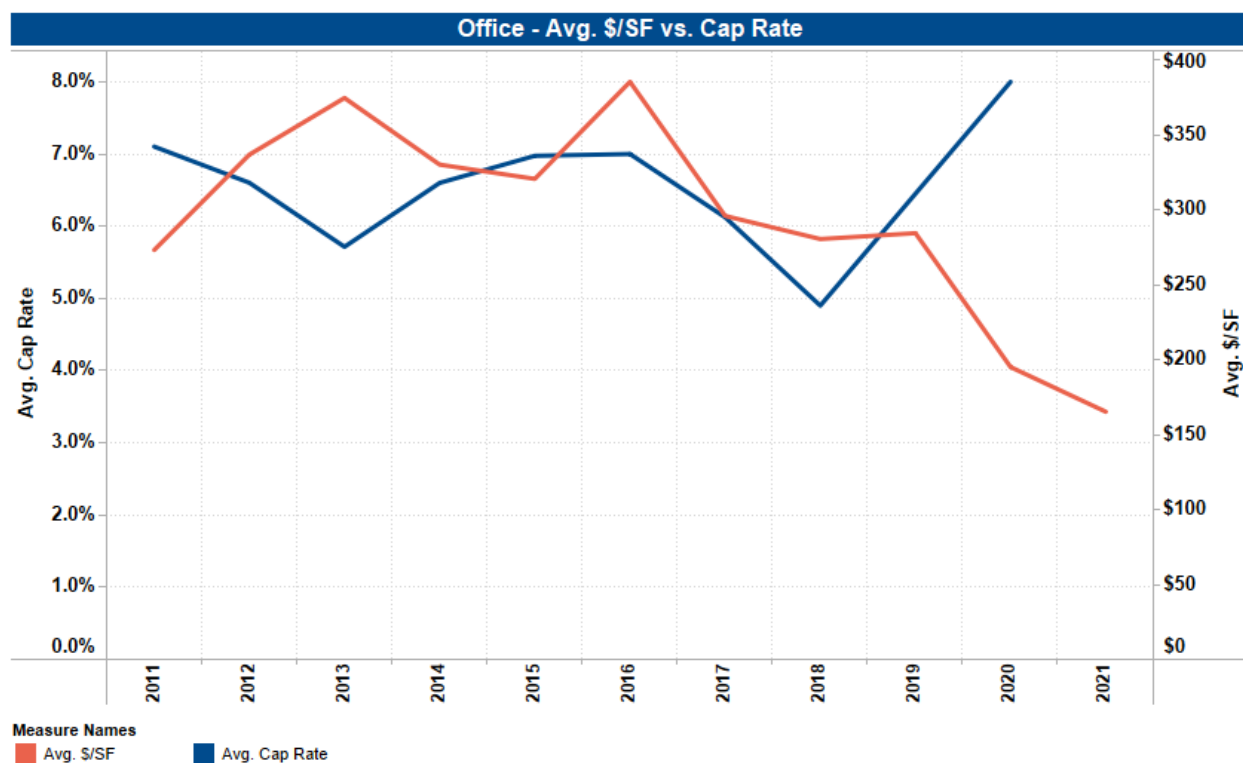
Office - Q4 2021 Top Purchasers, Vendors, Lenders

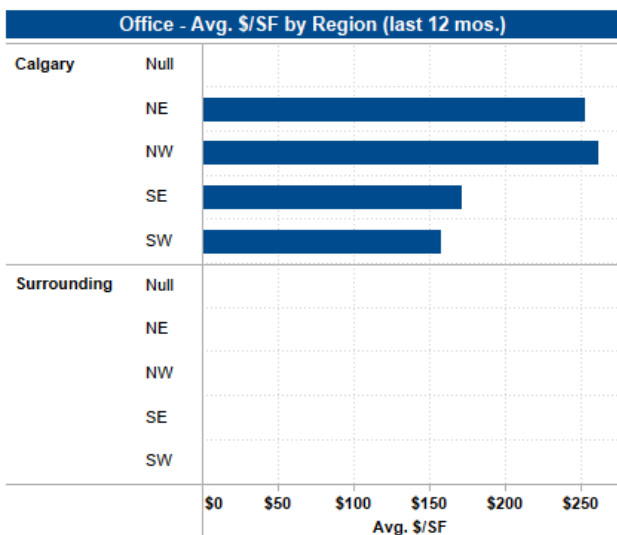
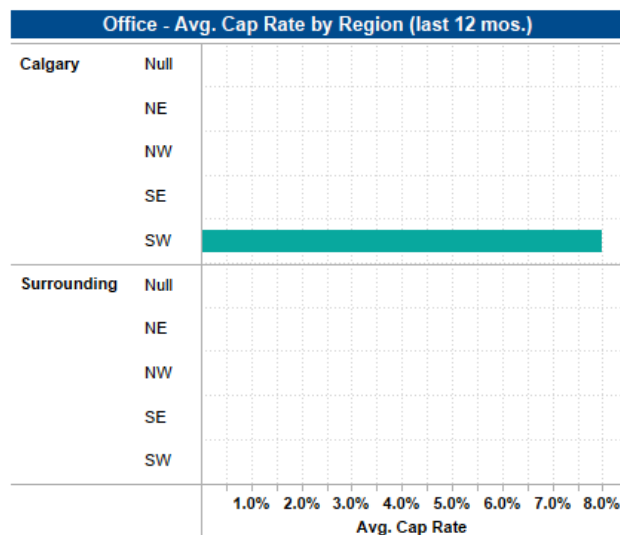
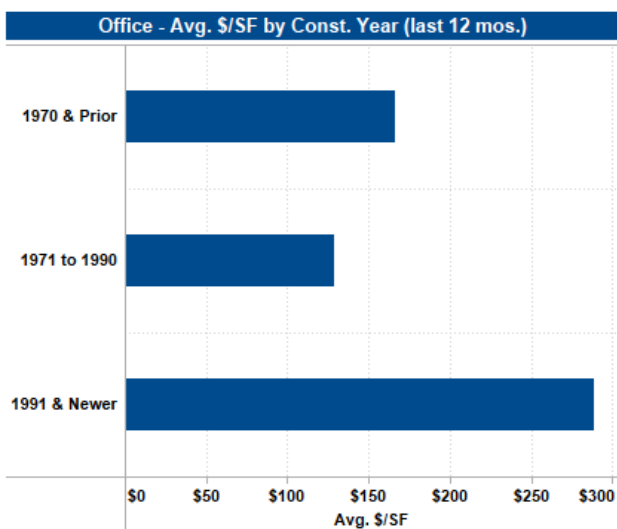
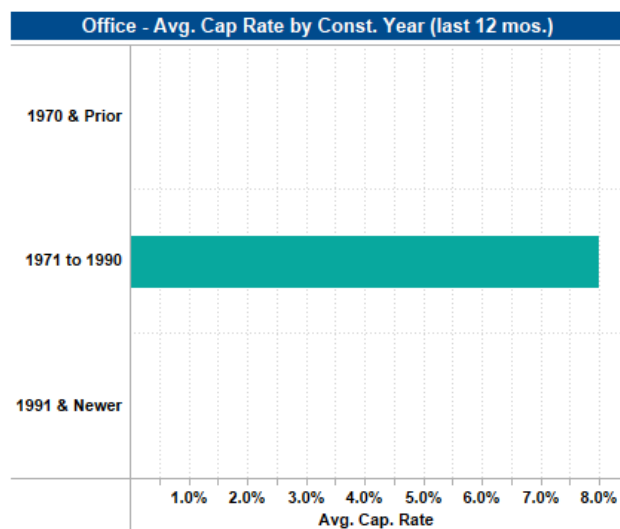
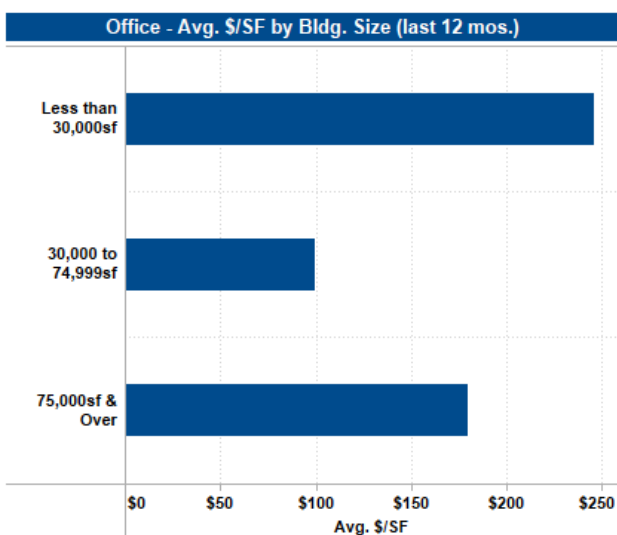
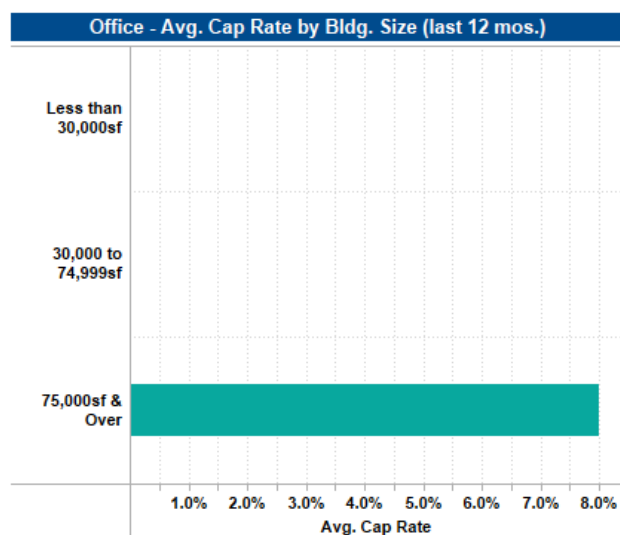


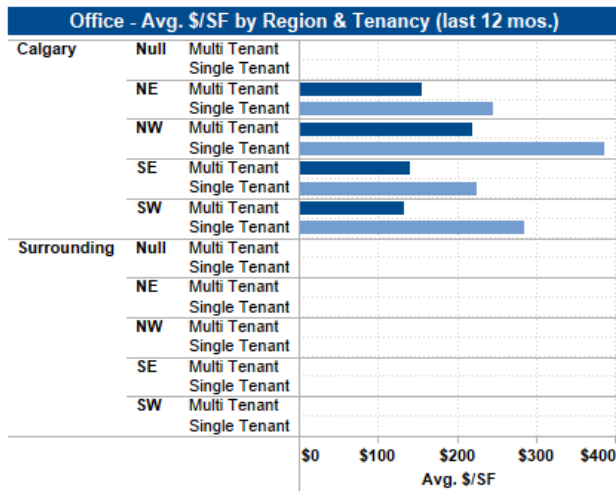
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months																	
			1970 & Prior				1971 to 1990				1991 & Newer						
Calgary	Calgary	NE	0				0				0						
		NW					0				0						
		SE	0				0				0						
		SW	0							1	0						
	Total		0							1	0						
Surrounding	Airdrie	NE															
		NW															
		SE															
		SW															
	Balzac	NE															
	Crossfield	NW															
	Didsbury	SW															
	Heritage Pointe	SE															
		SW															
	High River	NE															
		NW															
		SE															
		SW															
	Langdon	NE															
		NW															
		SE															
	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																	
Calgary	Calgary		Less than 30,000sf				30,000 to 74,999sf				75,000sf & Over						
		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						



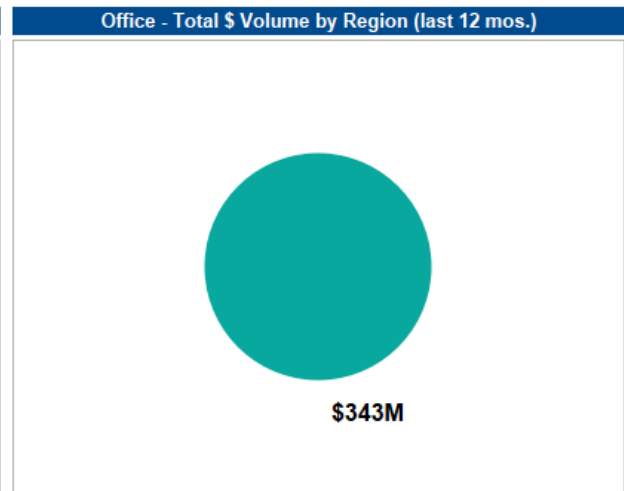






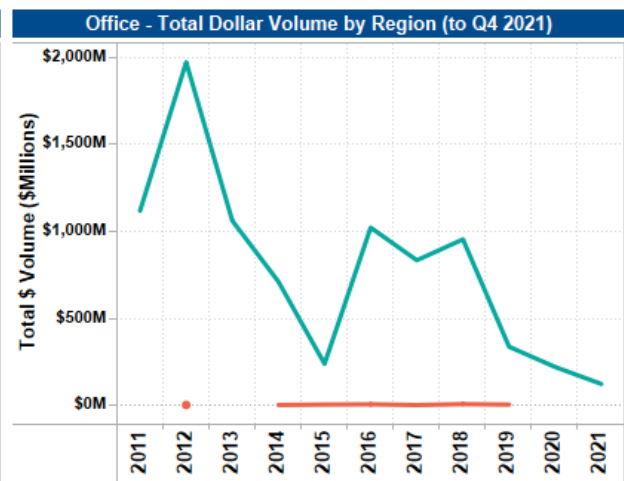
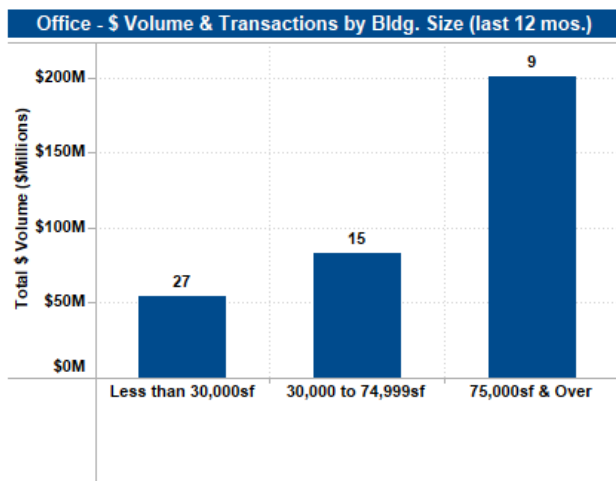
Property Type

- Multi Tenant
- Single Tenant

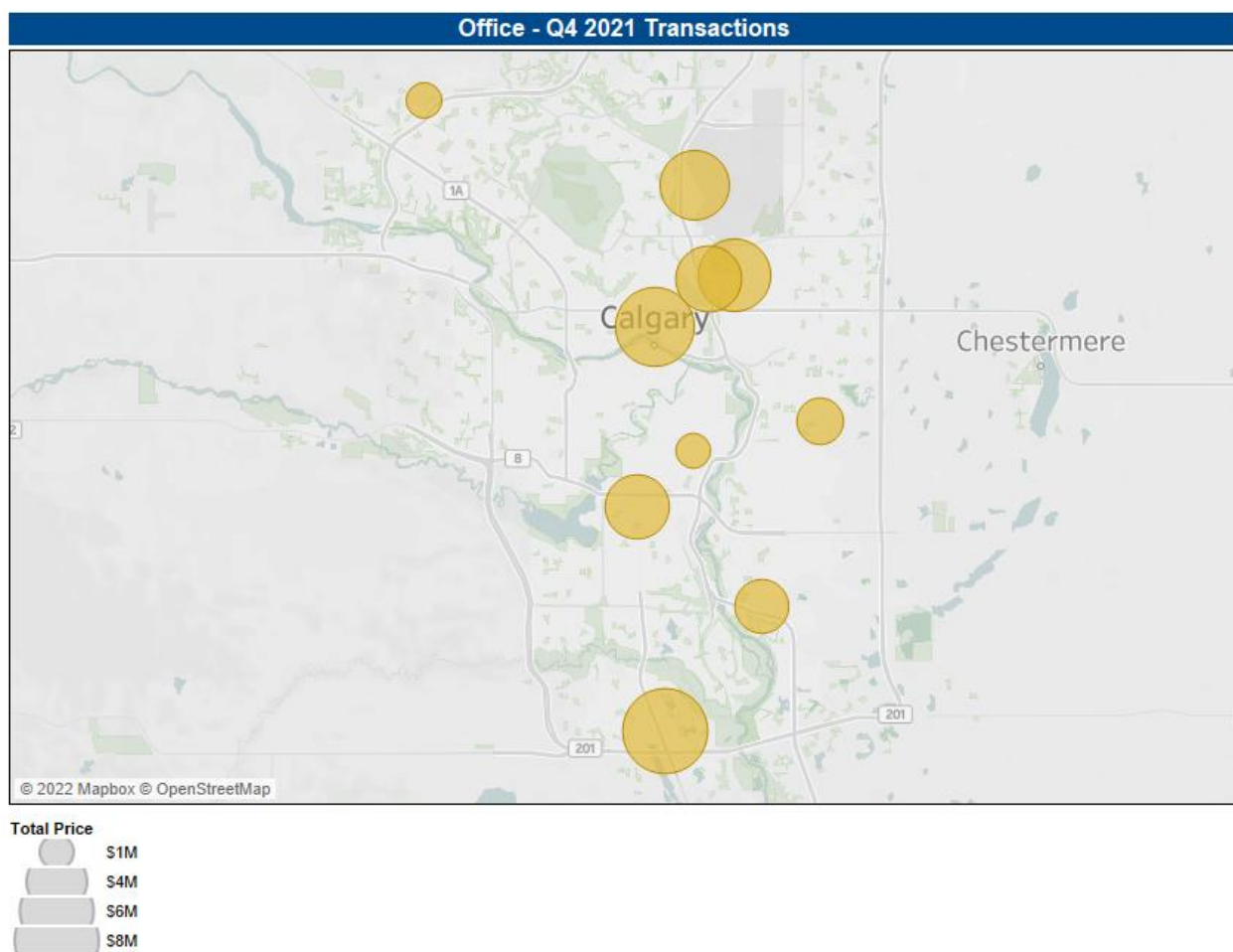


Region

- Calgary



Office - Top Transactions Q4 2021					
First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
60 Sunpark Plaza S.E.	Calgary	\$7,500,000	60,024	\$125	Market
1000 Centre Street NE	Calgary	\$6,430,000	54,785	\$117	Distress
1935 32nd Avenue NE	Calgary	\$5,450,000	66,807	\$82	Distress
1120 68th Avenue NE	Calgary	\$5,000,000	90,133	\$55	Market
1144 29th Avenue NE	Calgary	\$4,500,000	74,536	\$60	Distress



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