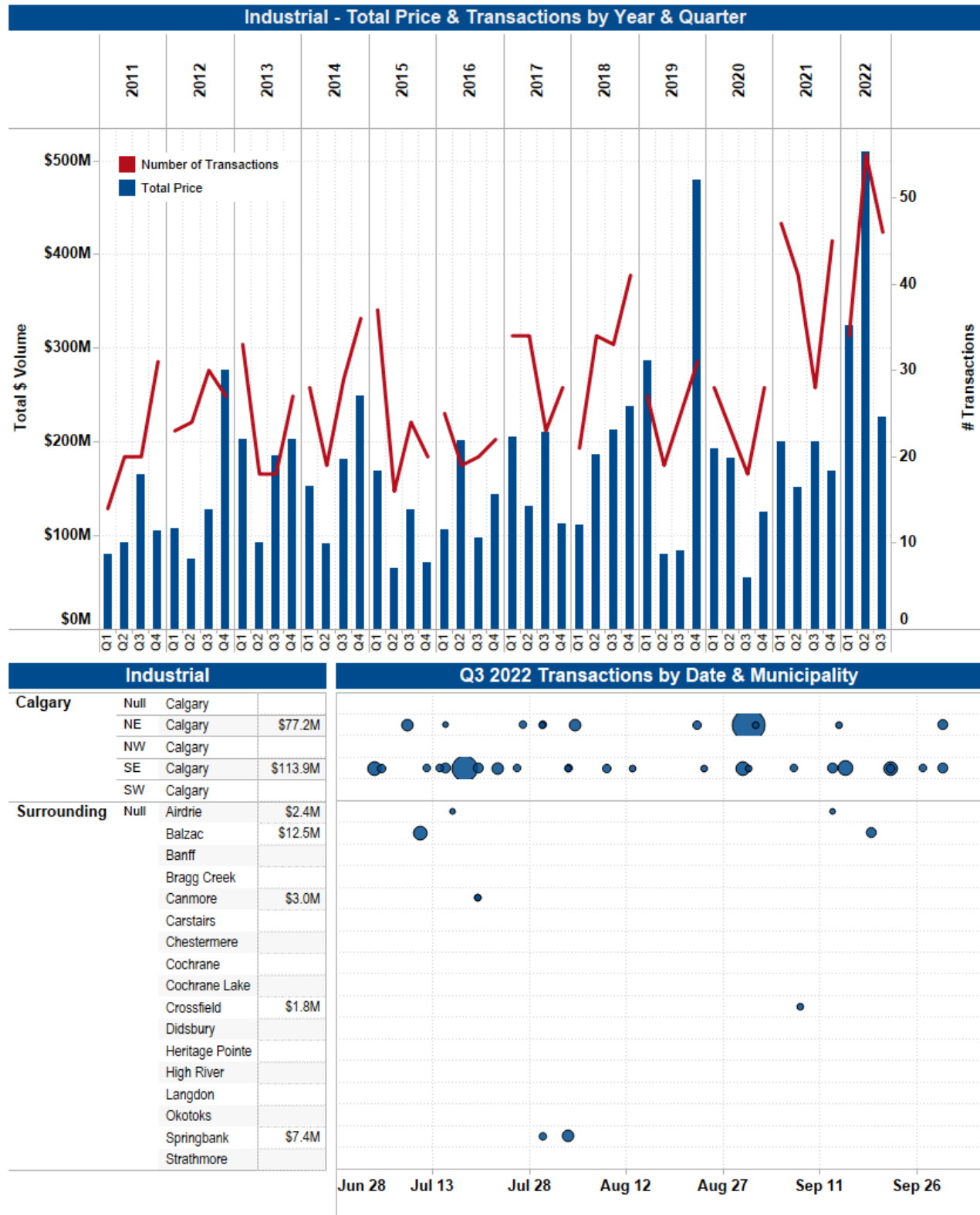

Calgary Market Area Industrial

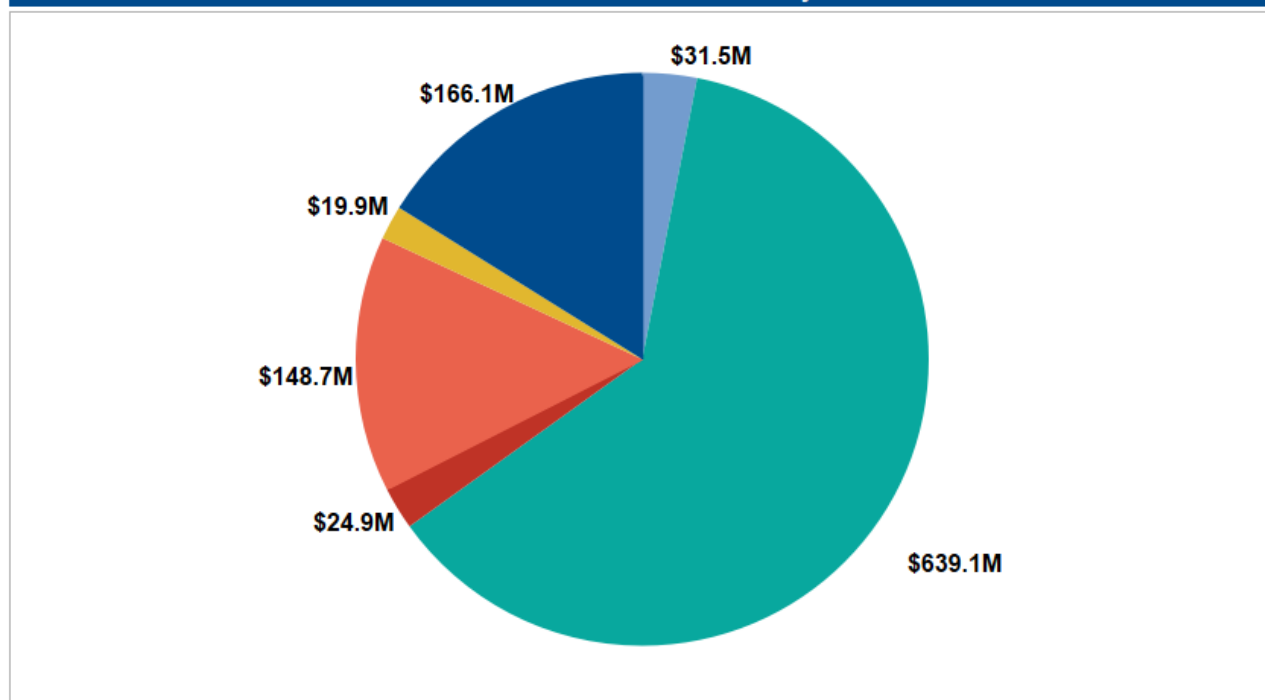
Commercial Q3 2022 Statistics



AltusGroup



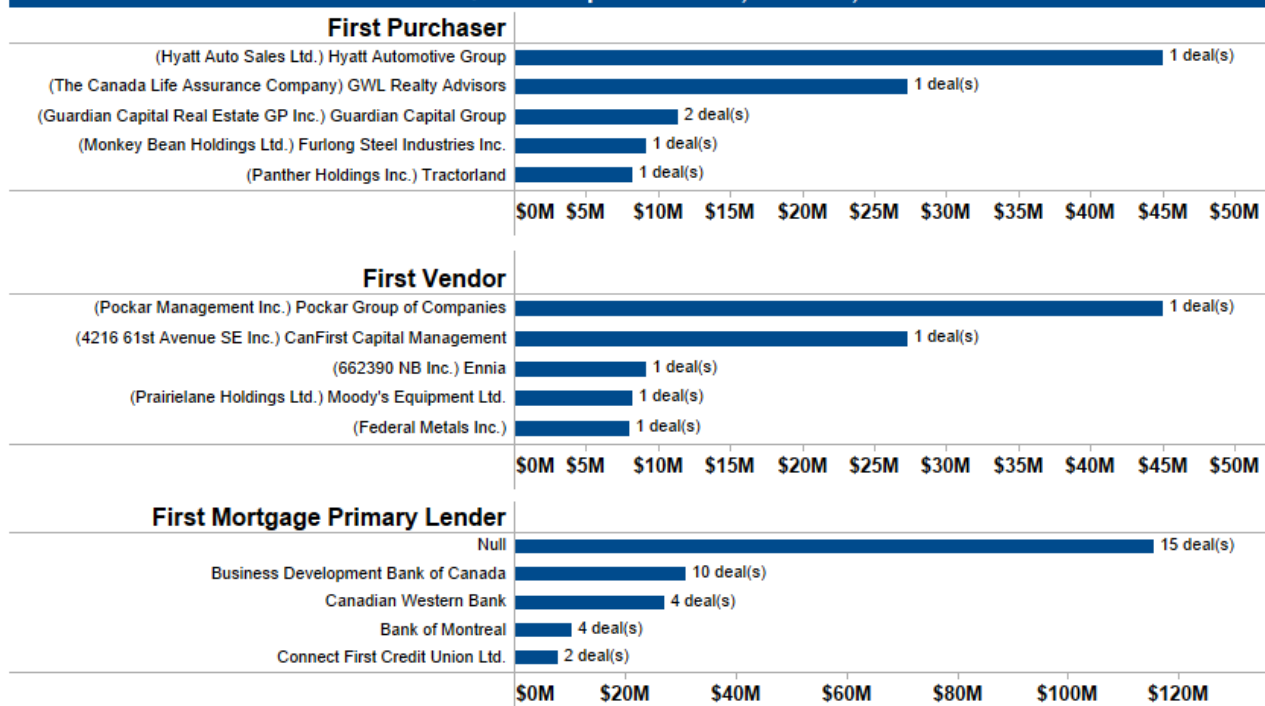
Industrial - Q3 2022 YTD Purchaser Profile by Total \$ Volume



Purchaser Profile



Industrial - Q3 2022 Top Purchasers, Vendors, Lenders

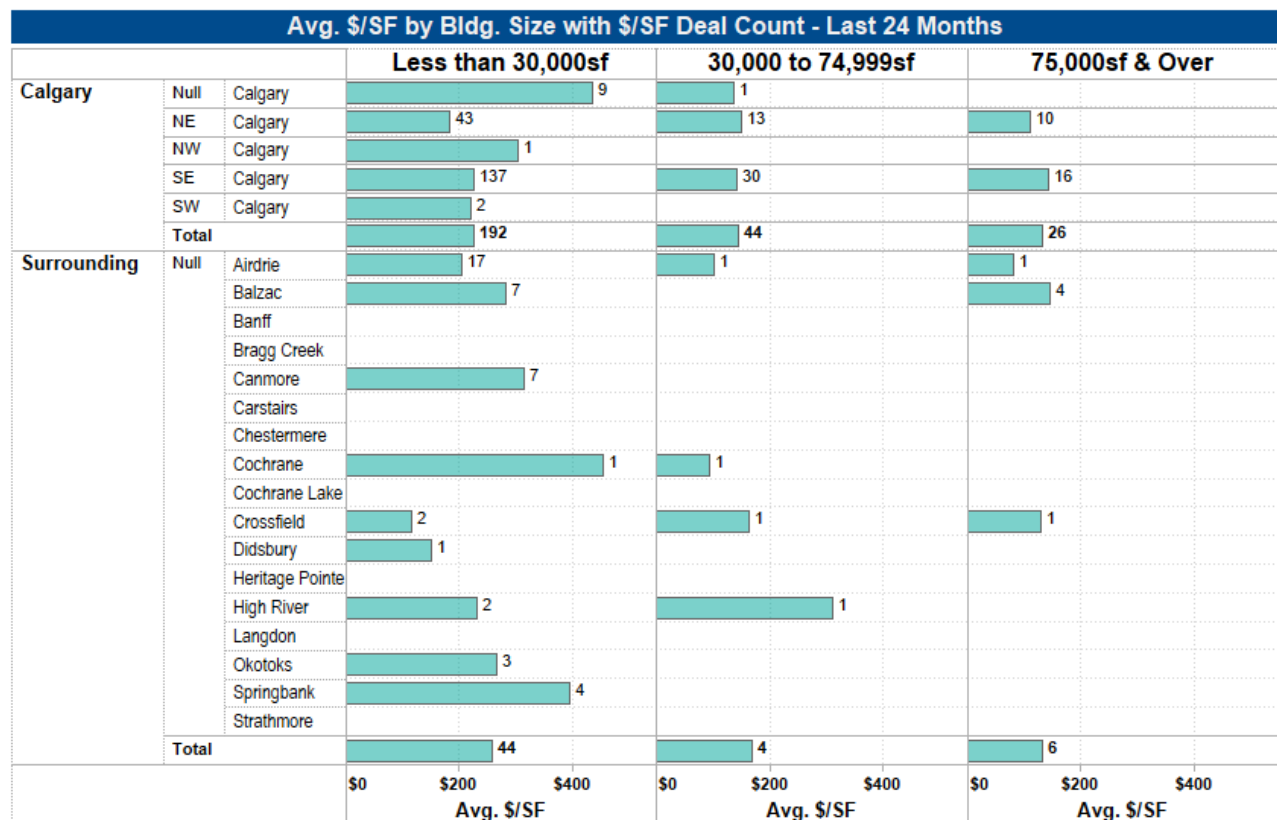
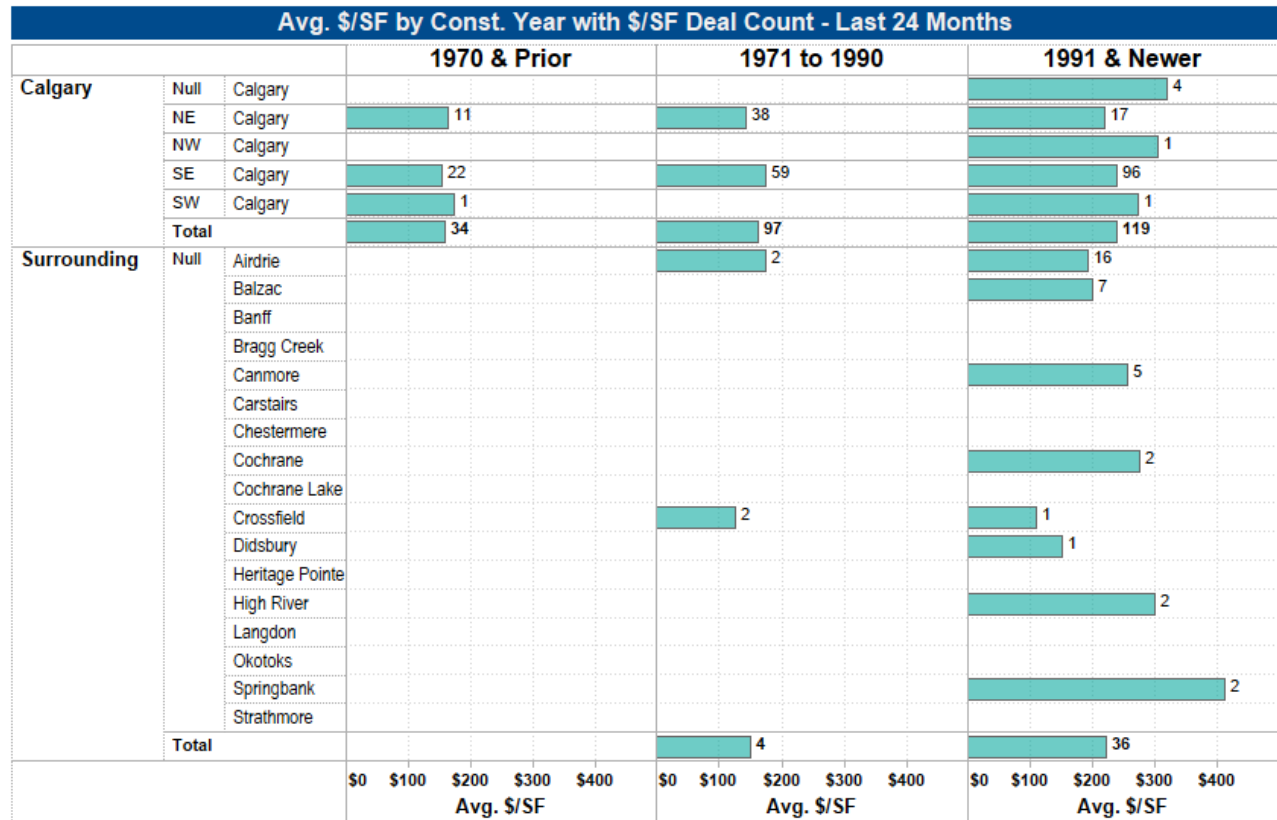


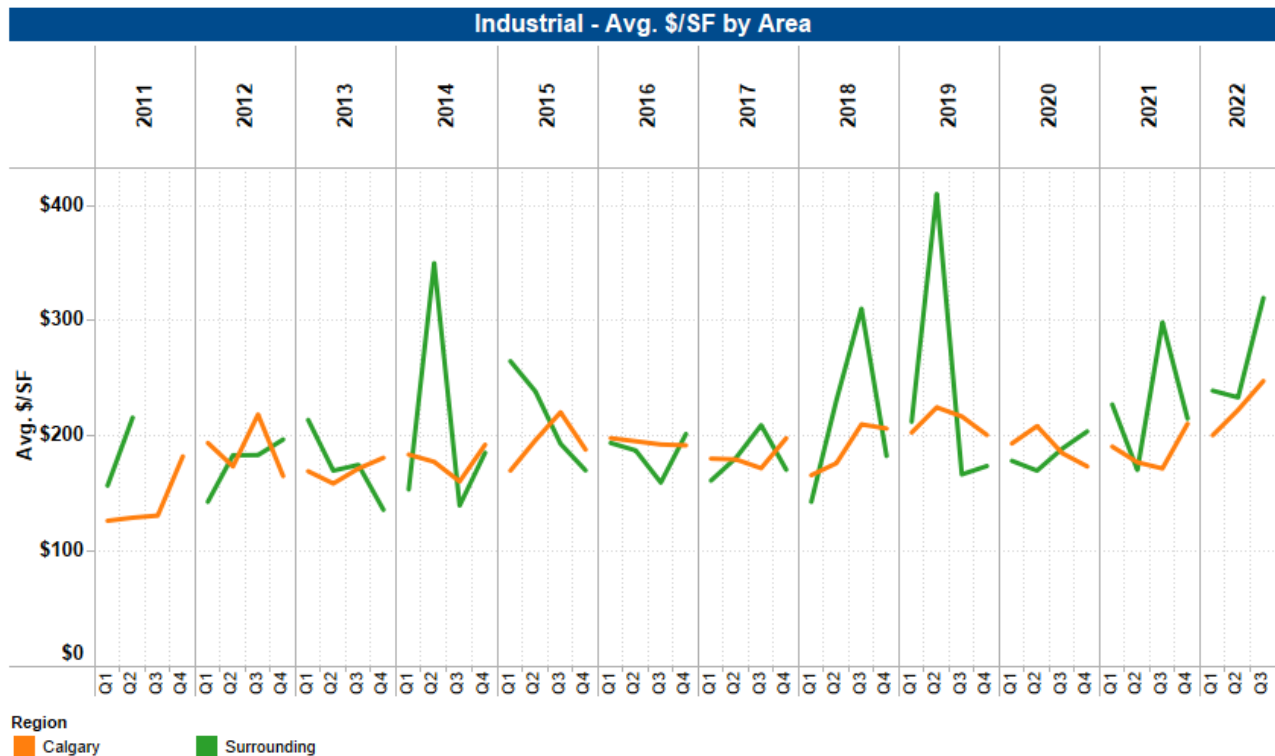
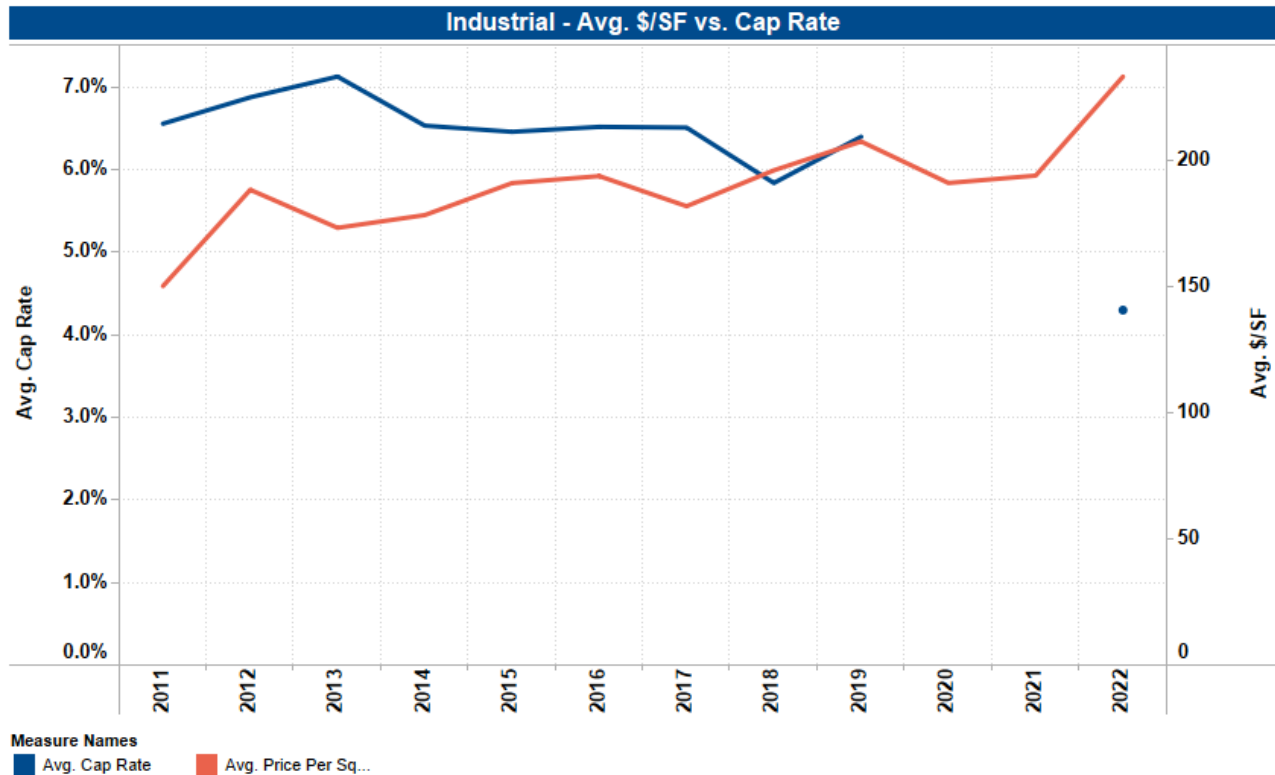
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months								
Calgary	Null	Calgary	1970 & Prior		1971 to 1990		1991 & Newer	
	NE	Calgary	0		0		0	
	NW	Calgary					0	
	SE	Calgary	0		0		0	
	SW	Calgary	0				0	
	Total	0		0		0		
	Surrounding	Null	Airdrie			0		0
Balzac							1	
Banff								
Bragg Creek								
Canmore							0	
Carstairs								
Chestermere								
Cochrane							0	
Cochrane Lake								
Crossfield					0		0	
Didsbury							0	
Heritage Pointe								
High River							0	
Langdon								
Okotoks								
Springbank							0	
Strathmore								
Total				0		1		
			0.0%1.0%2.0%3.0%4.0%		0.0%1.0%2.0%3.0%4.0%		0.0%1.0%2.0%3.0%4.0%	
			Avg. Cap. Rate		Avg. Cap. Rate		Avg. Cap. Rate	

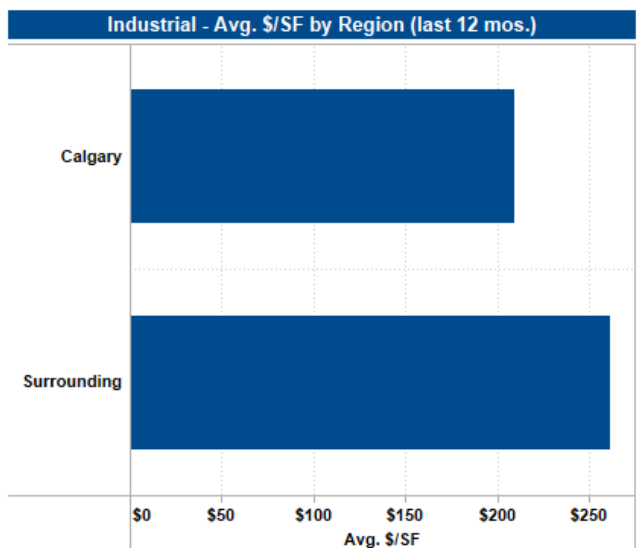
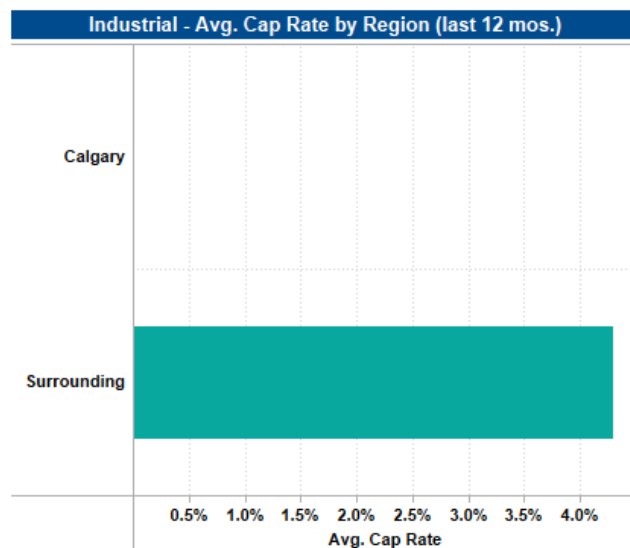
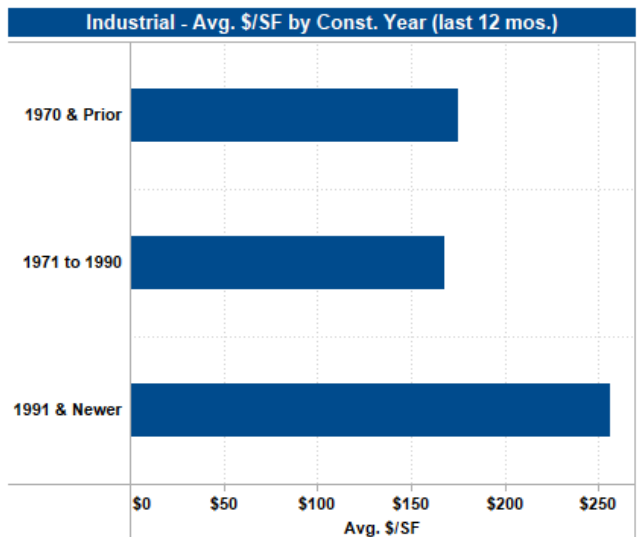
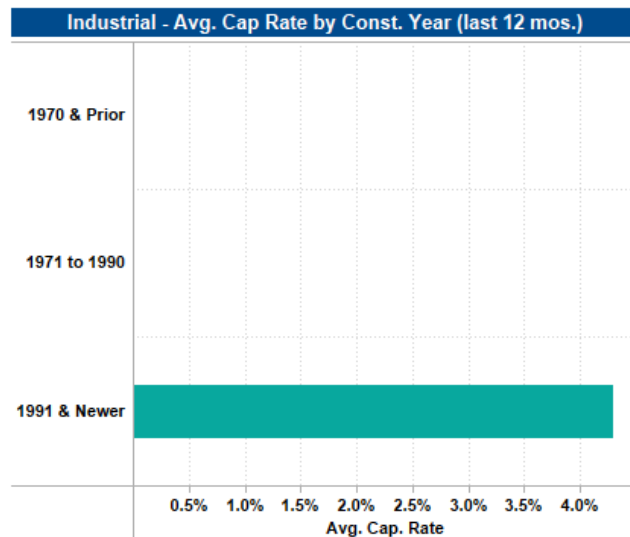
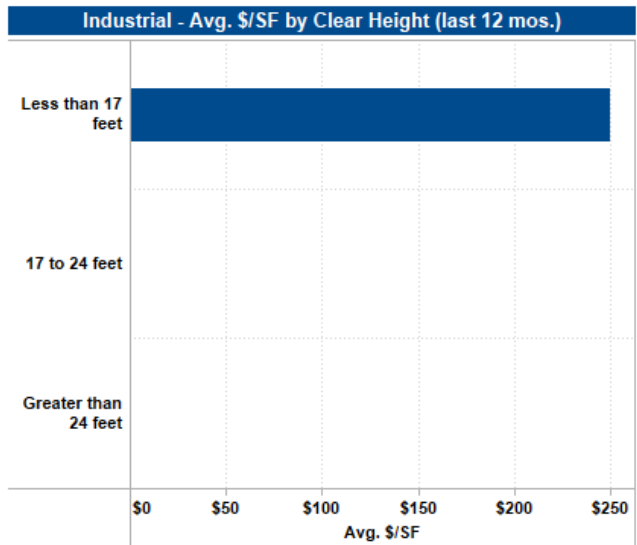
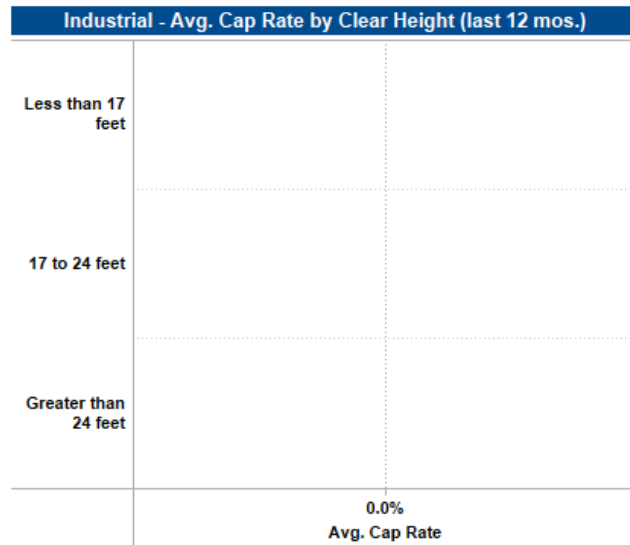
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months						
			Less than 30,000sf	30,000 to 74,999sf	75,000sf & Over	
Calgary	Null	Calgary	0	0		
	NE	Calgary	0	0	0	
	NW	Calgary	0			
	SE	Calgary	0	0	0	
	SW	Calgary	0			
	Total		0	0	0	
Surrounding	Null	Airdrie	0	0	0	
		Balzac	0		1	
		Banff				
		Bragg Creek				
		Canmore	0			
		Carstairs				
		Chestermere				
		Cochrane	0	0		
		Cochrane Lake				
		Crossfield	0	0	0	
		Didsbury	0			
		Heritage Pointe				
		High River	0	0		
		Langdon				
		Okotoks	0			
		Springbank	0			
		Strathmore				
	Total		0	0	1	
			1.0% 2.0% 3.0% 4.0%	1.0% 2.0% 3.0% 4.0%	1.0% 2.0% 3.0% 4.0%	
			Avg. Cap. Rate	Avg. Cap. Rate	Avg. Cap. Rate	

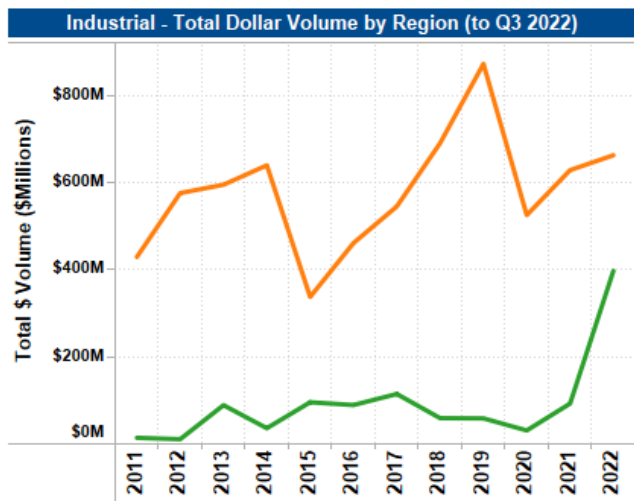
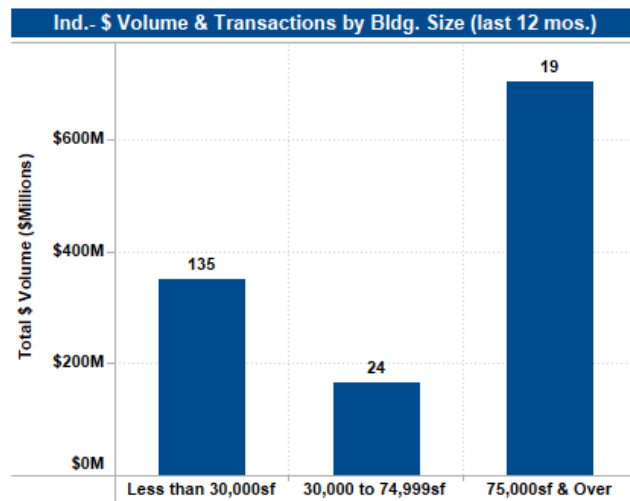
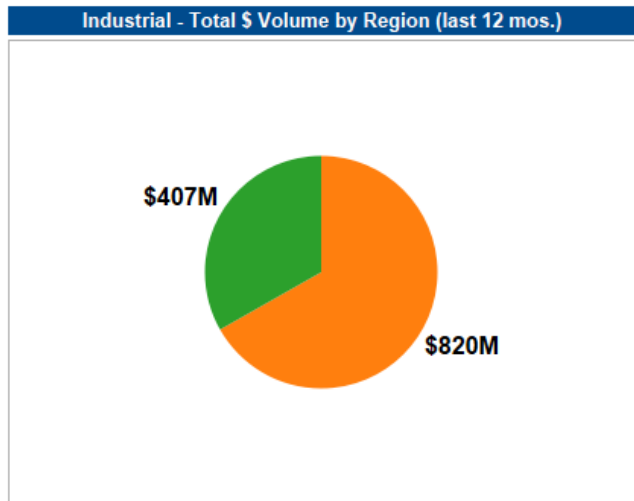
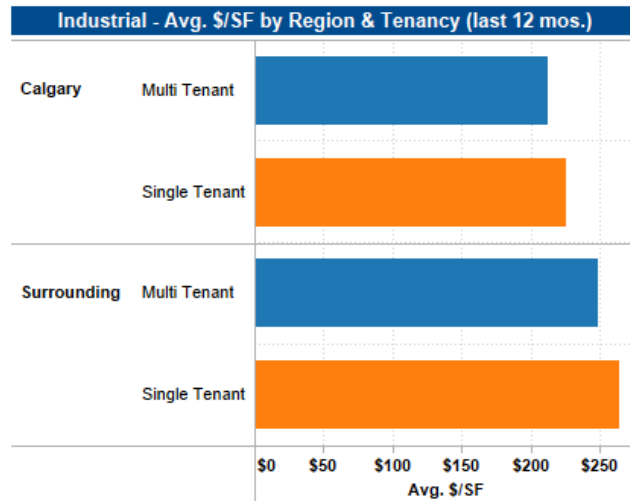
Avg. Cap Rate by Clear Height with Cap Rate Deal Count - Last 24 Months				
		Less than 17 feet	17 to 24 feet	Greater than 24 feet
Calgary	Null	Calgary		
	NE	Calgary		
	NW	Calgary		
	SE	Calgary		0
	SW	Calgary		
	Total			0
Surrounding	Null	Airdrie		
		Balzac		
		Banff		
		Bragg Creek		
		Canmore		
		Carstairs		
		Chestermere		
		Cochrane		
		Cochrane Lake		
		Crossfield		
		Didsbury		
		Heritage Pointe		
		High River		
		Langdon		
		Okotoks		
		Springbank		
		Strathmore		
		Total		
		0.0% Avg. Cap. Rate	0.0% Avg. Cap. Rate	0.0% Avg. Cap. Rate

Avg. \$/SF by Clear Height with \$/SF Deal Count - Last 24 Months				
		Less than 17 feet	17 to 24 feet	Greater than 24 feet
Calgary	Null	Calgary		
	NE	Calgary	1	
	NW	Calgary		
	SE	Calgary		
	SW	Calgary		
	Total		1	
Surrounding	Null	Airdrie		
		Balzac		
		Banff		
		Bragg Creek		
		Canmore		
		Carstairs		
		Chestermere		
		Cochrane		
		Cochrane Lake		
		Crossfield		
		Didsbury		
		Heritage Pointe		
		High River		
		Langdon		
		Okotoks		
		Springbank		
		Strathmore		
	Total			
		\$0\$100\$200 Avg. \$/SF	\$0\$100\$200 Avg. \$/SF	\$0\$100\$200 Avg. \$/SF





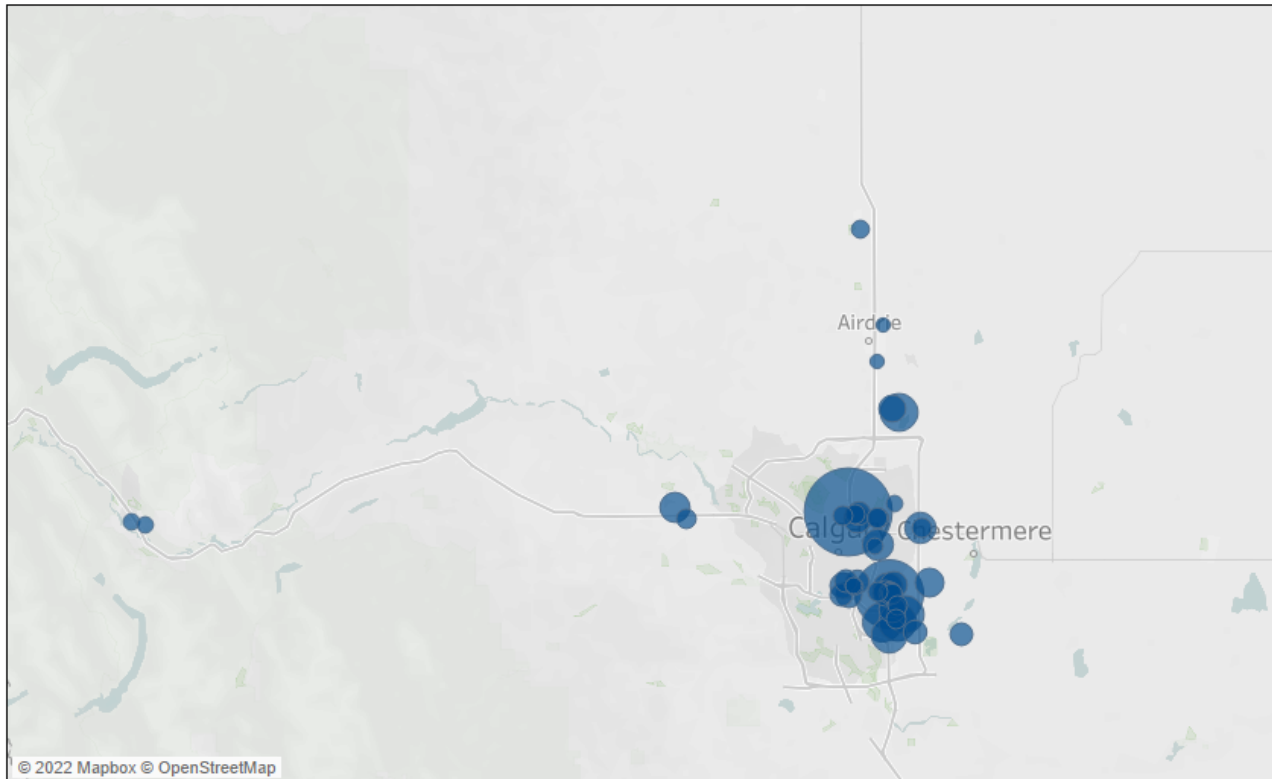




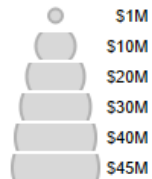
Industrial - Top Transactions Q3 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot	Sale Type
4300 5th Street NE	Calgary	\$45,000,000	297,362	151	Market
4216 61st Avenue SE	Calgary	\$27,350,000	253,138	108	Market
3001 Shepard Place SE	Calgary	\$9,155,000	104,907	87	Market
291250 Wagon Wheel Road	Balzac	\$8,254,447	25,678	321	Market
5135 94th Avenue SE	Calgary	\$8,023,750	14,320	560	Market
6215 86th Avenue SE	Calgary	\$7,800,000	33,400	234	Market
11447 42nd Street SE	Calgary	\$7,475,000	14,042	532	Market
2820 3rd Avenue NE	Calgary	\$5,650,000	32,759	172	Market
8447 23rd Avenue NE	Calgary	\$5,400,000	35,497	152	Market
250007 Mountain View Trail	Springbank	\$5,260,000	29,002	181	Market

Industrial - Q3 2022 Transactions



Total Price



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