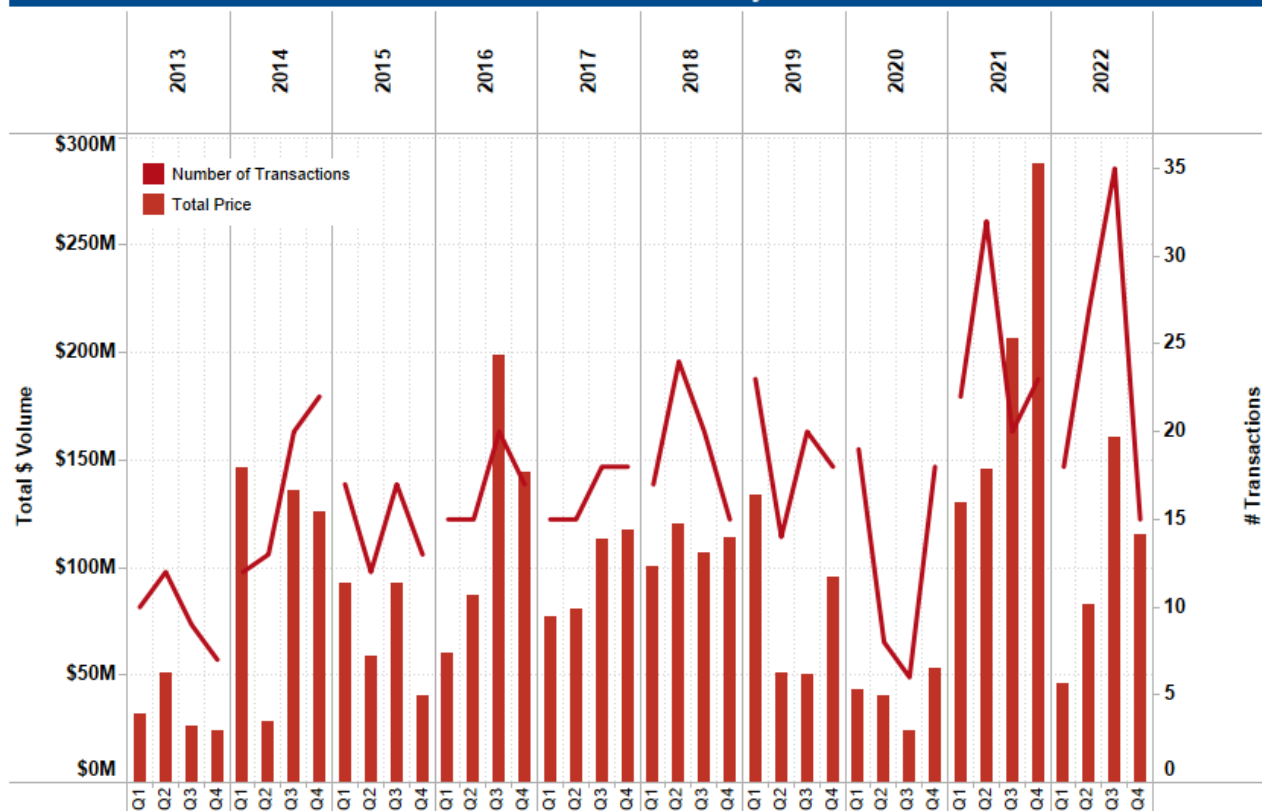

Calgary Market Area Retail

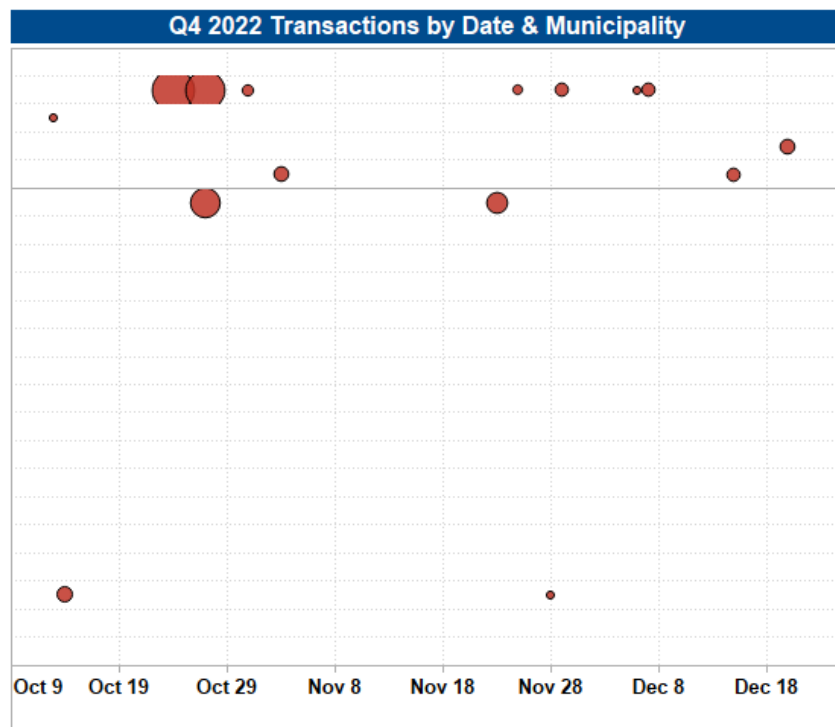
Commercial Q4 2022 Statistics



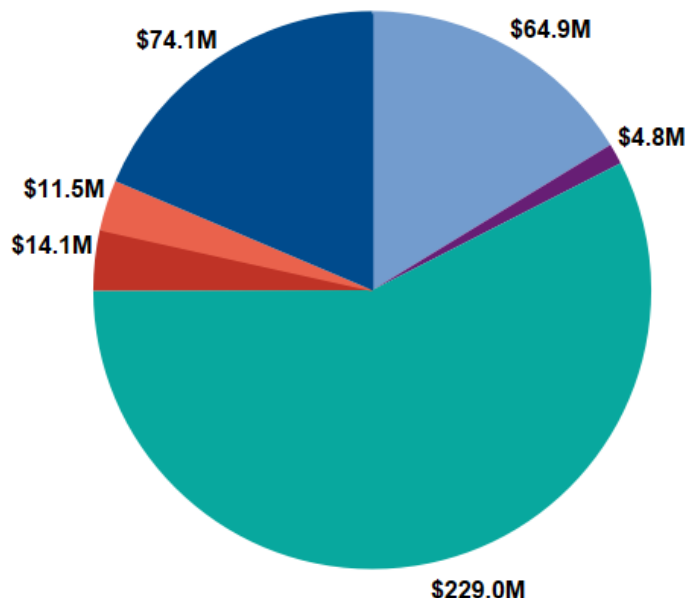
Retail - Total Price & Transactions by Year & Quarter



Retail			
Calgary	Null	Calgary	
	NE	Calgary	\$72.9M
	NW	Calgary	\$1.4M
	SE	Calgary	\$4.0M
	SW	Calgary	\$6.5M
Surrounding	Null	Airdrie	\$24.7M
		Balzac	
		Banff	
		Bragg Creek	
		Canmore	
		Carstairs	
		Chestermere	
		Cochrane	
		Cochrane Lake	
		Crossfield	
		Didsbury	
		Heritage Pointe	
		High River	
		Langdon	
		Okotoks	\$5.8M
		Springbank	
		Strathmore	



Retail - 2022 Purchaser Profile by Total \$ Volume



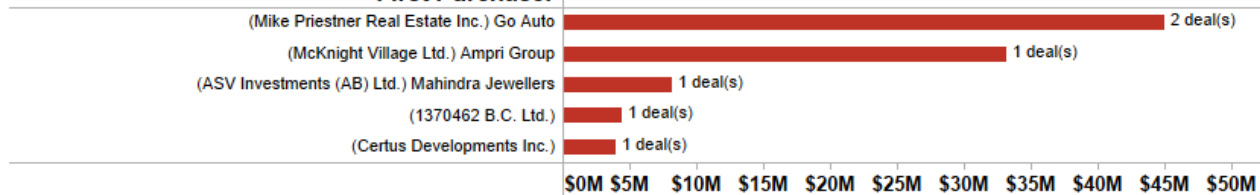
Purchaser Profile

- Developer
- Institution
- Private Investor - Canadian
- Private Investor - Foreign
- Public Investor - Canadian

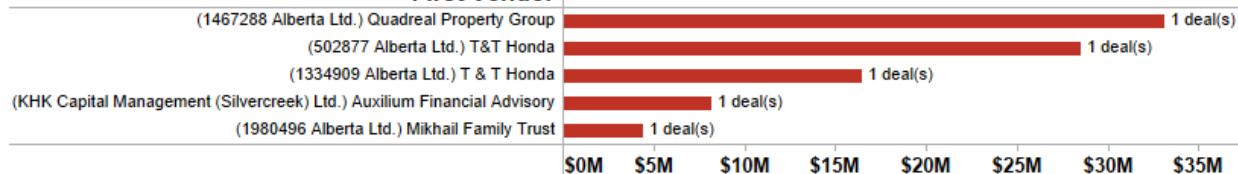
User

Retail - Q4 2022 Top Purchasers, Vendors, Lenders

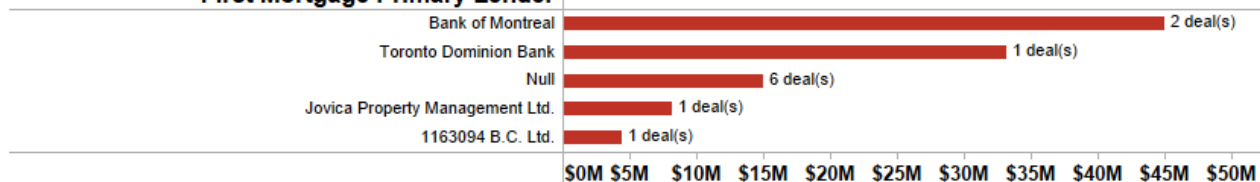
First Purchaser



First Vendor

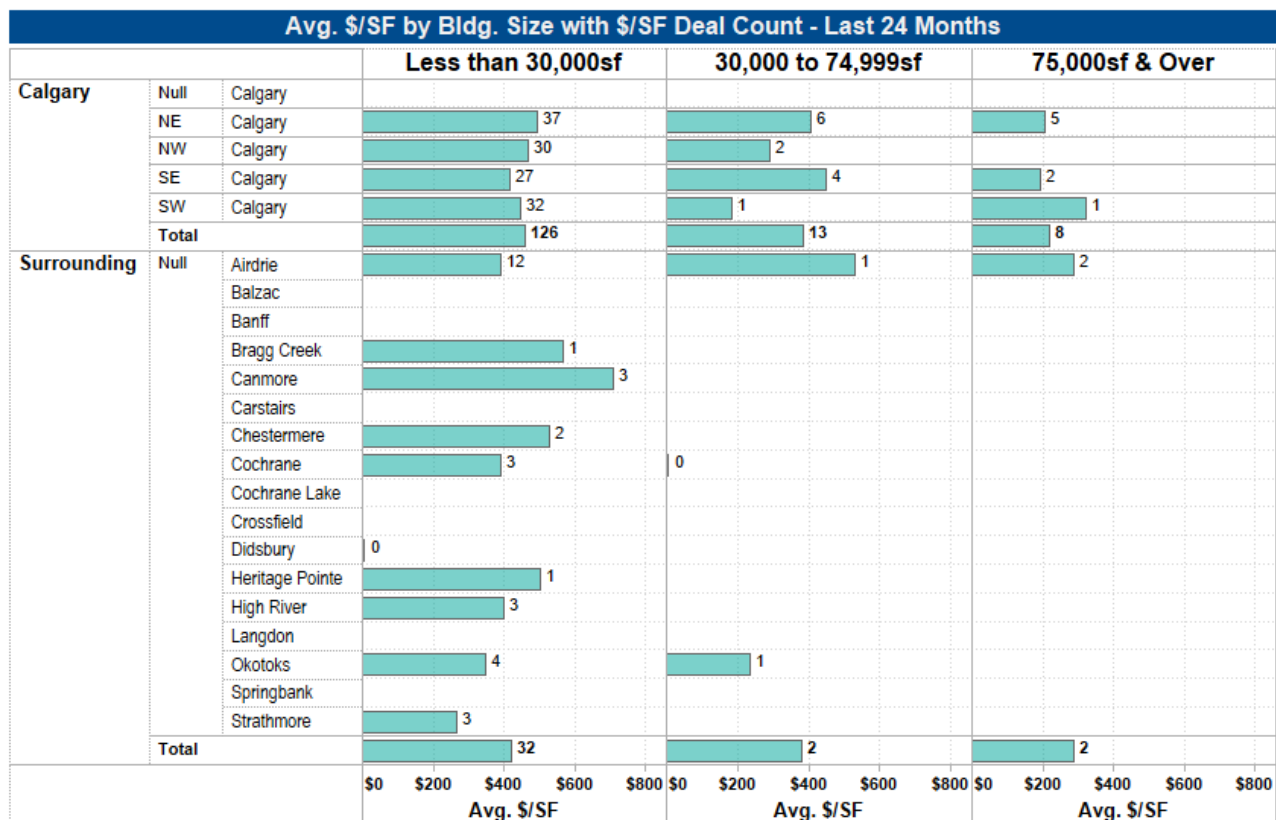
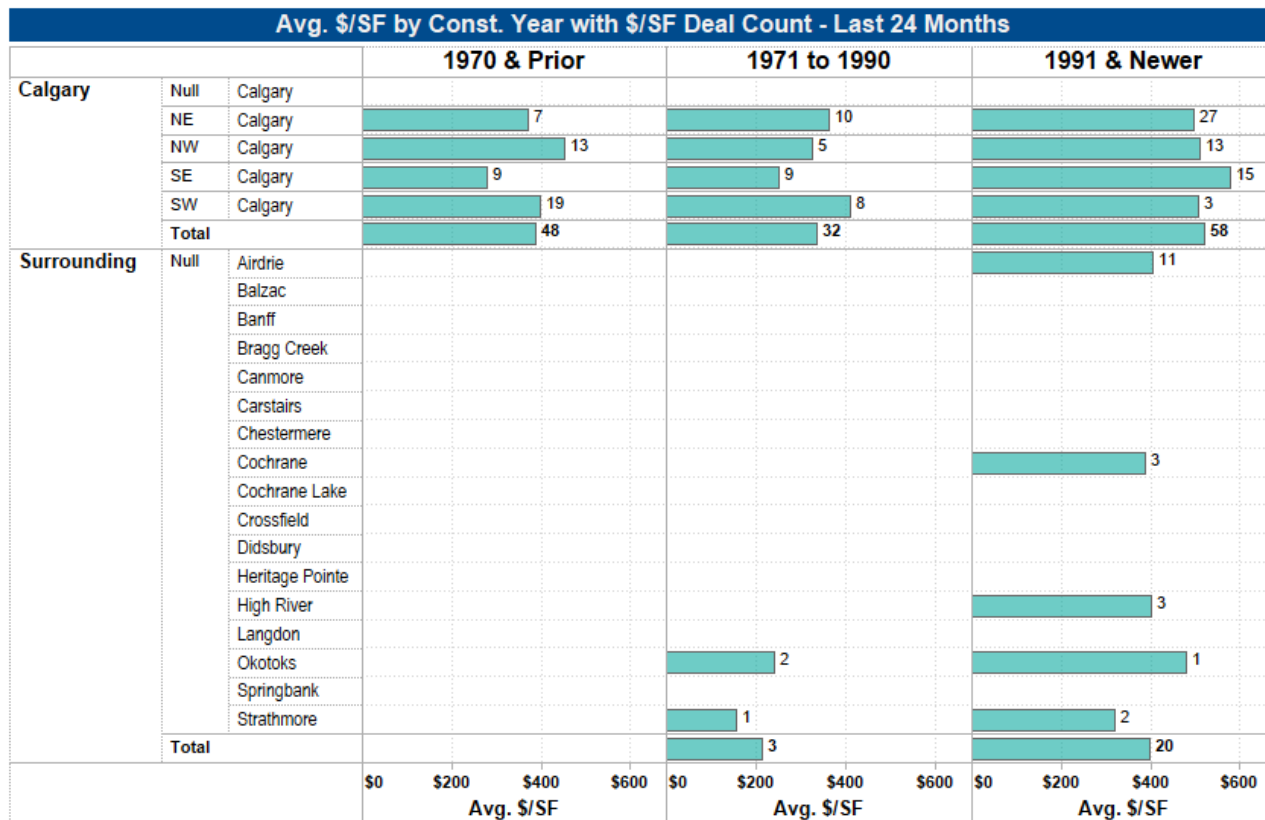


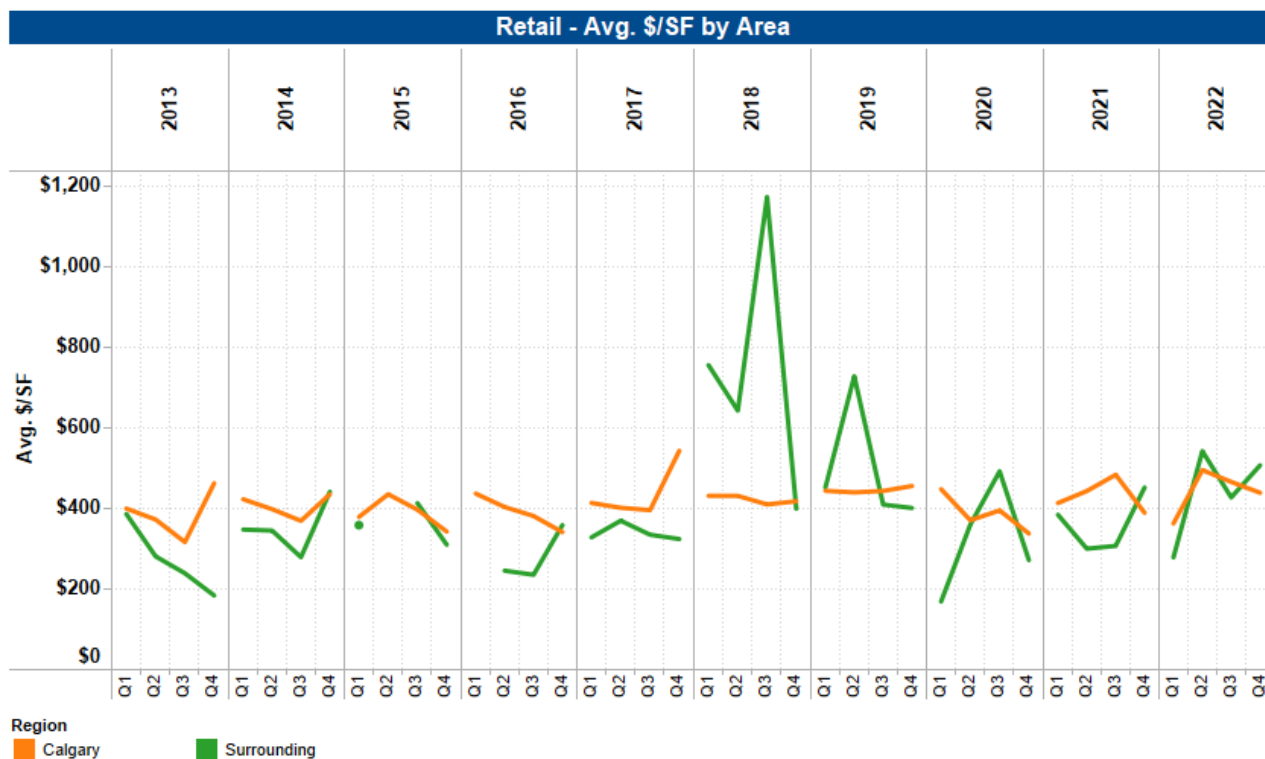
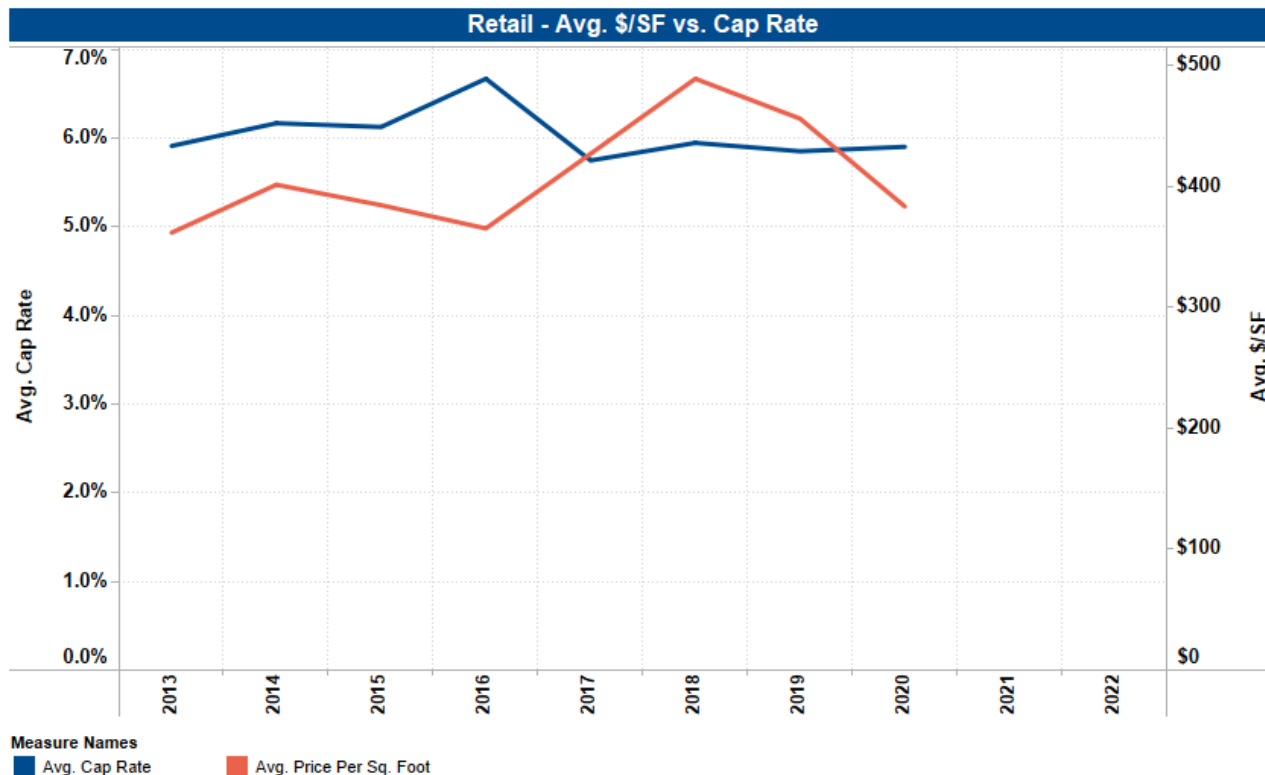
First Mortgage Primary Lender



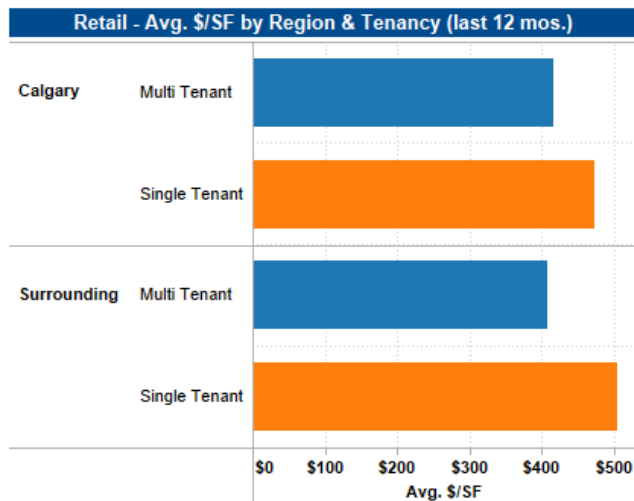
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months						
Calgary	Null	Calgary	1970 & Prior		1971 to 1990	
	NE	Calgary	0		0	0
	NW	Calgary	0		0	0
	SE	Calgary	0		0	0
	SW	Calgary	0		0	0
	Total		0		0	0
Surrounding	Null	Airdrie				0
		Balzac				
		Banff				
		Bragg Creek				
		Canmore	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

Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months						
Calgary	Null	Calgary	Less than 30,000sf		30,000 to 74,999sf	
	NE	Calgary	0		0	0
	NW	Calgary	0		0	
	SE	Calgary	0		0	0
	SW	Calgary	0		0	0
	Total		0		0	0
Surrounding	Null	Airdrie	0		0	0
		Balzac				
		Banff				
		Bragg Creek	0			
		Canmore	0			
		Carstairs				
		Chestermere	0			
		Cochrane	0		0	
		Cochrane Lake				
		Crossfield				
		Didsbury	0			
		Heritage Pointe	0			
		High River	0			
		Langdon				
		Okotoks	0		0	
		Springbank				
		Strathmore	0			
	Total		0		0	0
			0.0%	0.0%	0.0%	
			Avg. Cap. Rate	Avg. Cap. Rate	Avg. Cap. Rate	



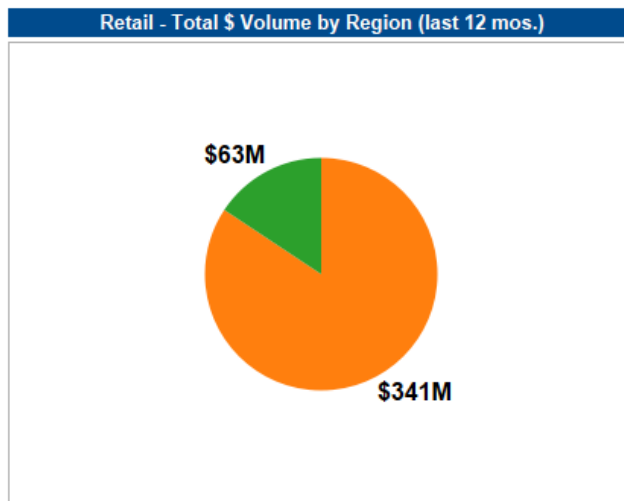






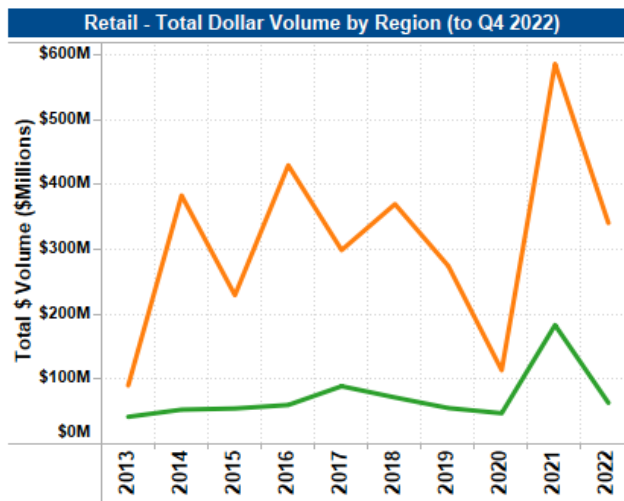
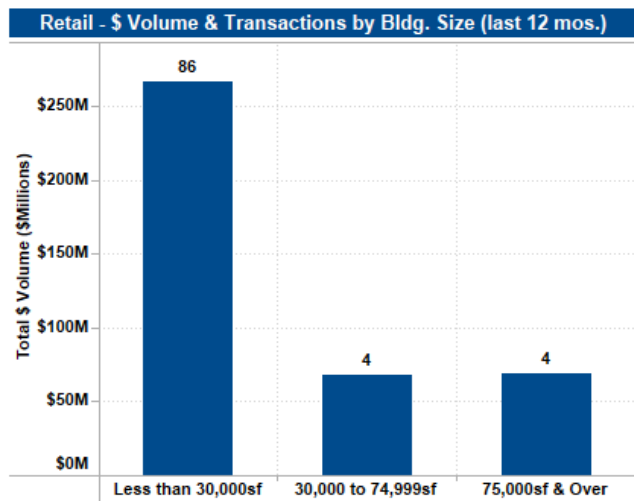
Property Type

- Multi Tenant
- Single Tenant



Region

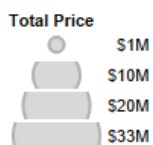
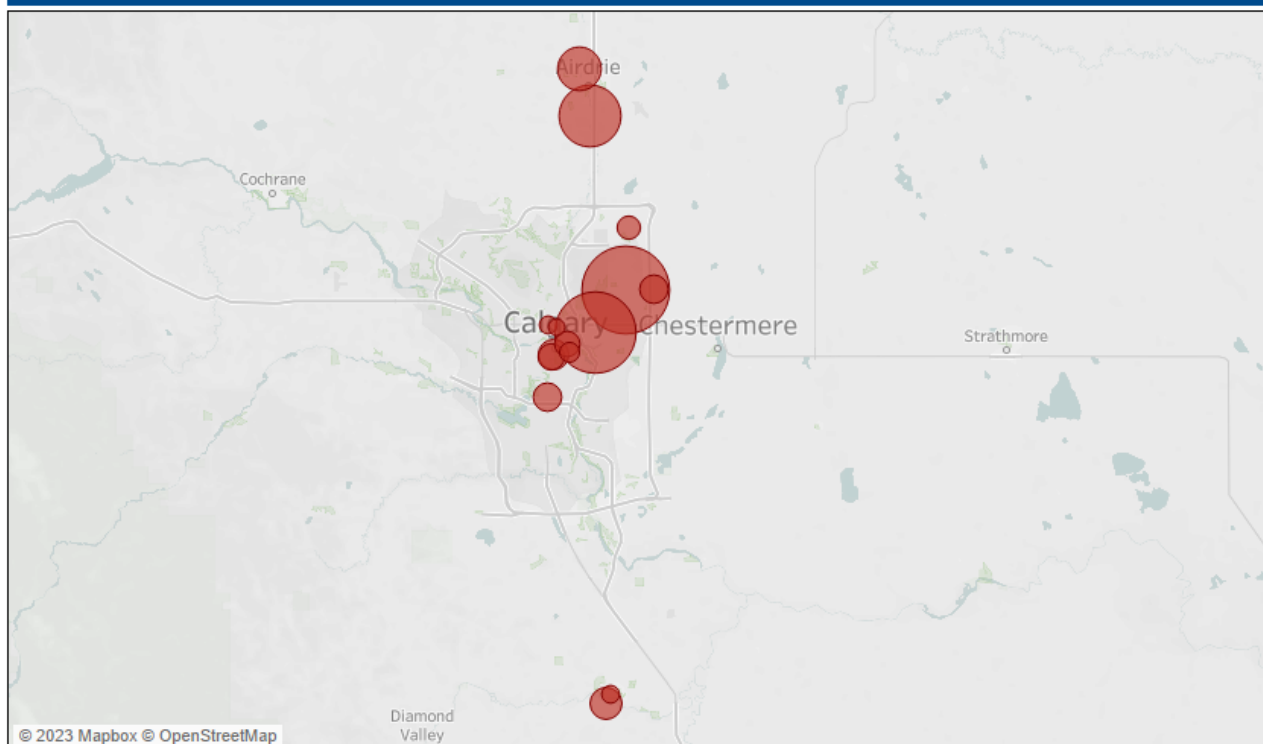
- Calgary
- Surrounding



Retail - Top Transactions Q4 2022

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot	Sale Type
5220 Falsbridge Gate NE	Calgary	\$33,150,000	86,517	383	Market
888 Meridian Road NE	Calgary	\$28,500,000	60,157	474	Market
2971 Main Street SW	Airdrie	\$16,500,000	31,121	530	Market
800 Veterans Boulevard NW	Airdrie	\$8,200,000	13,964	587	Market
300 Village Avenue	Okotoks	\$4,400,000	9,185	479	Market
210 15th Avenue SE	Calgary	\$4,000,000	23,709	169	Market
5914 3rd Street SW	Calgary	\$3,500,000	6,903	507	Market
5225 84th Street NE	Calgary	\$3,225,000	13,646	236	Market
101 17th Avenue SW	Calgary	\$3,000,000	11,364	264	Market
985 McPherson Road NE	Calgary	\$2,790,000	4,225	660	Market

Retail - Q4 2022 Transactions



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