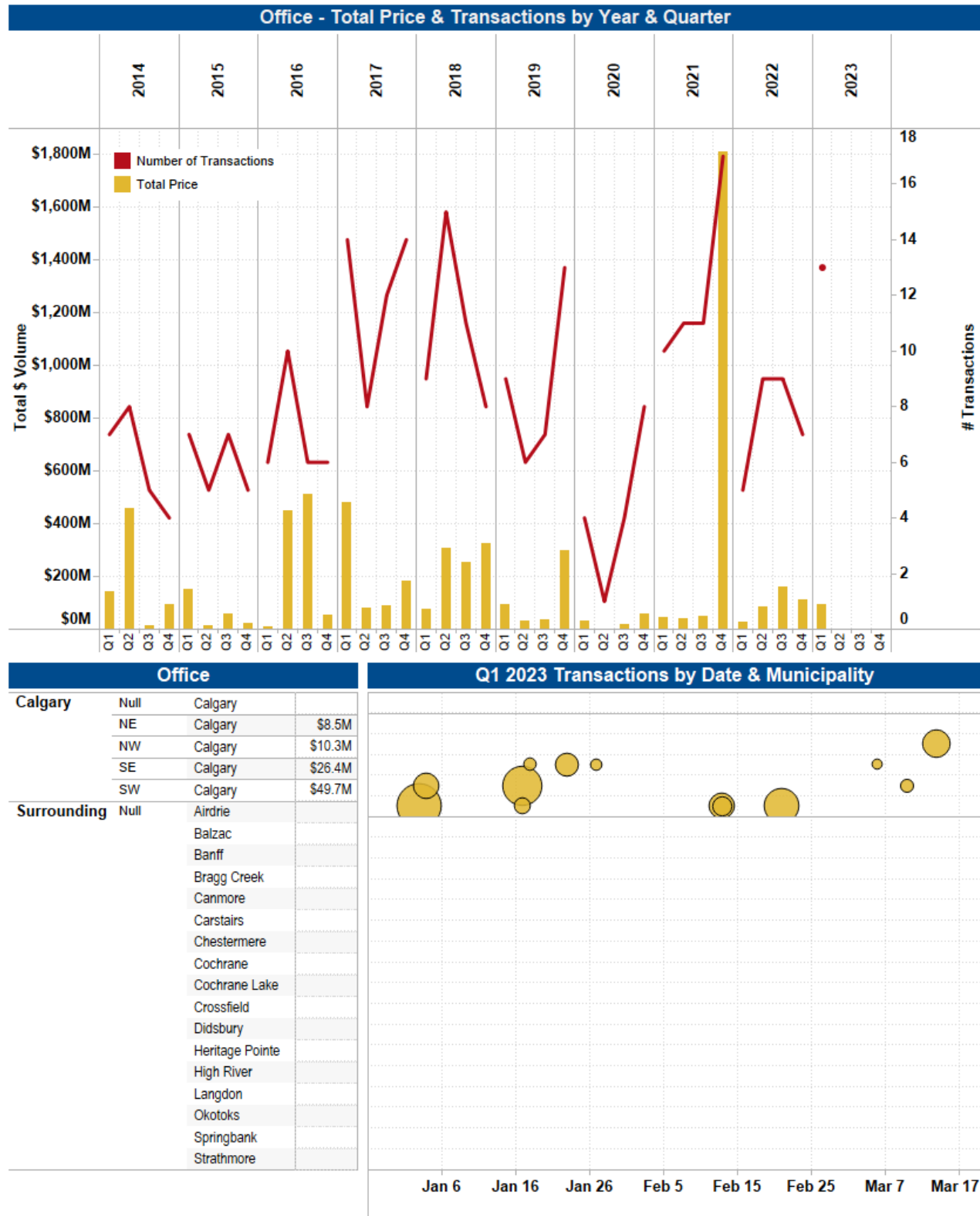
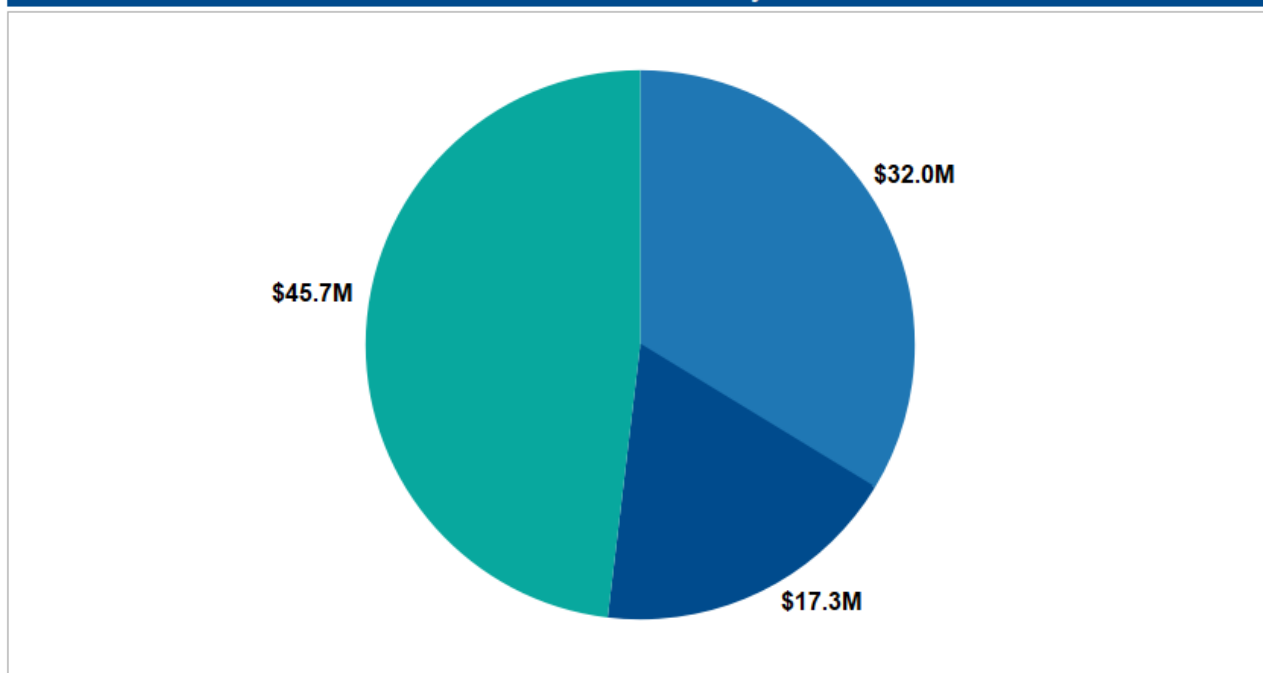

Calgary Market Area Office

Commercial Q1 2023 Statistics





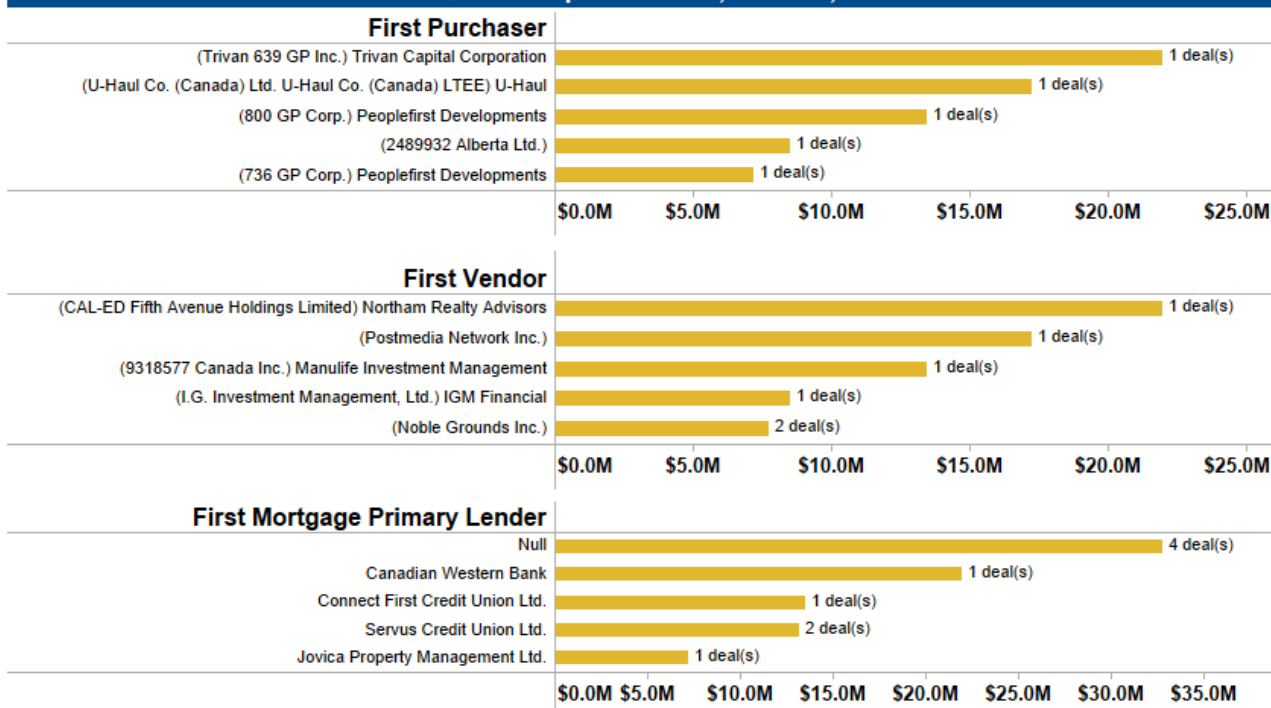
Office - Q1 2023 Purchaser Profile by Total \$ Volume



Purchaser Profile

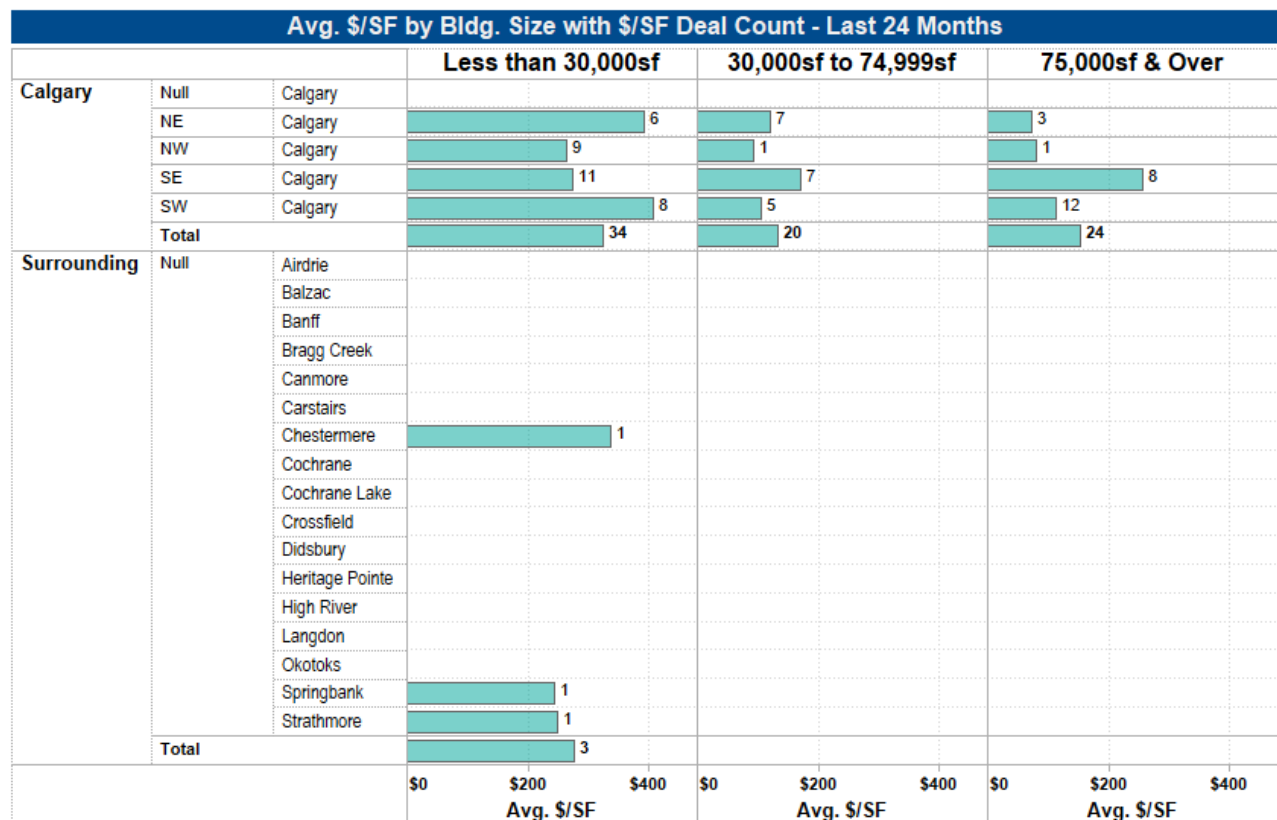
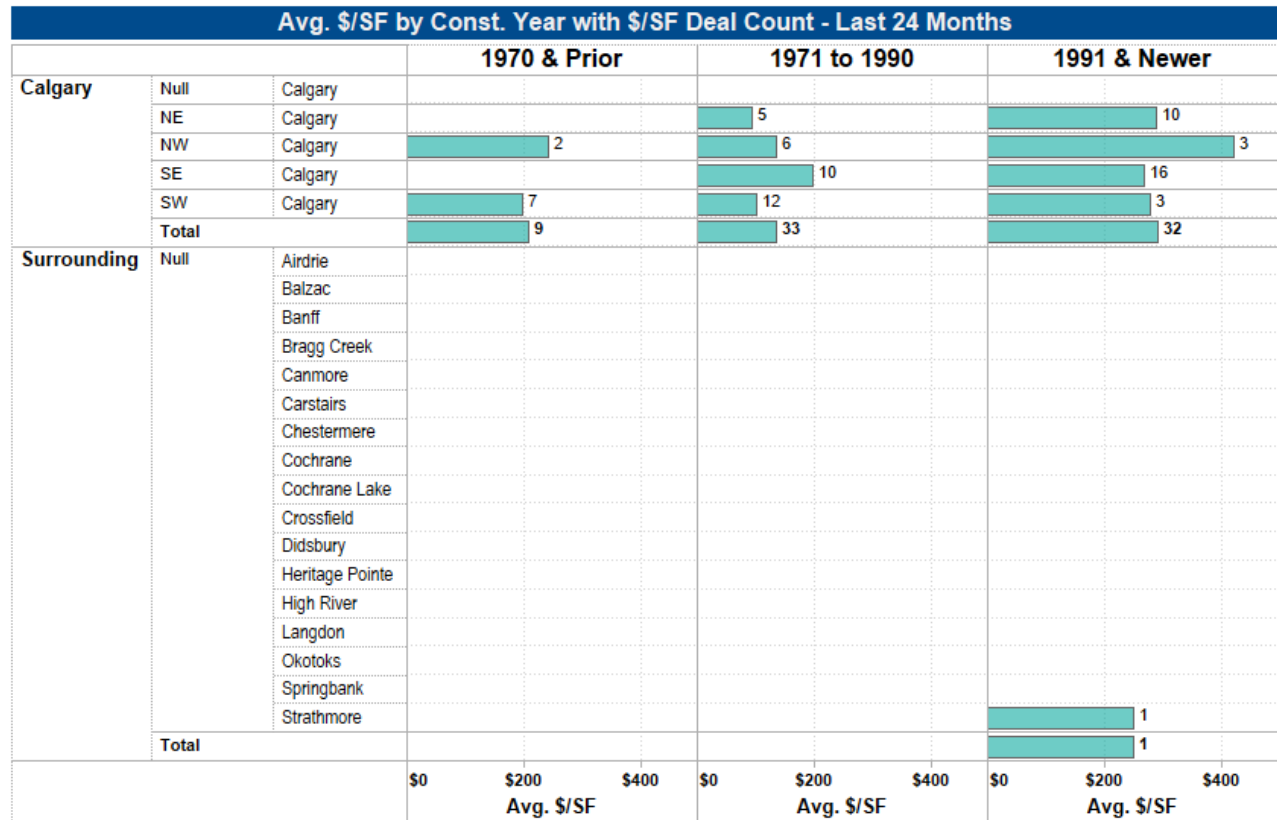
- Developer
- User
- Private Investor - Canadian

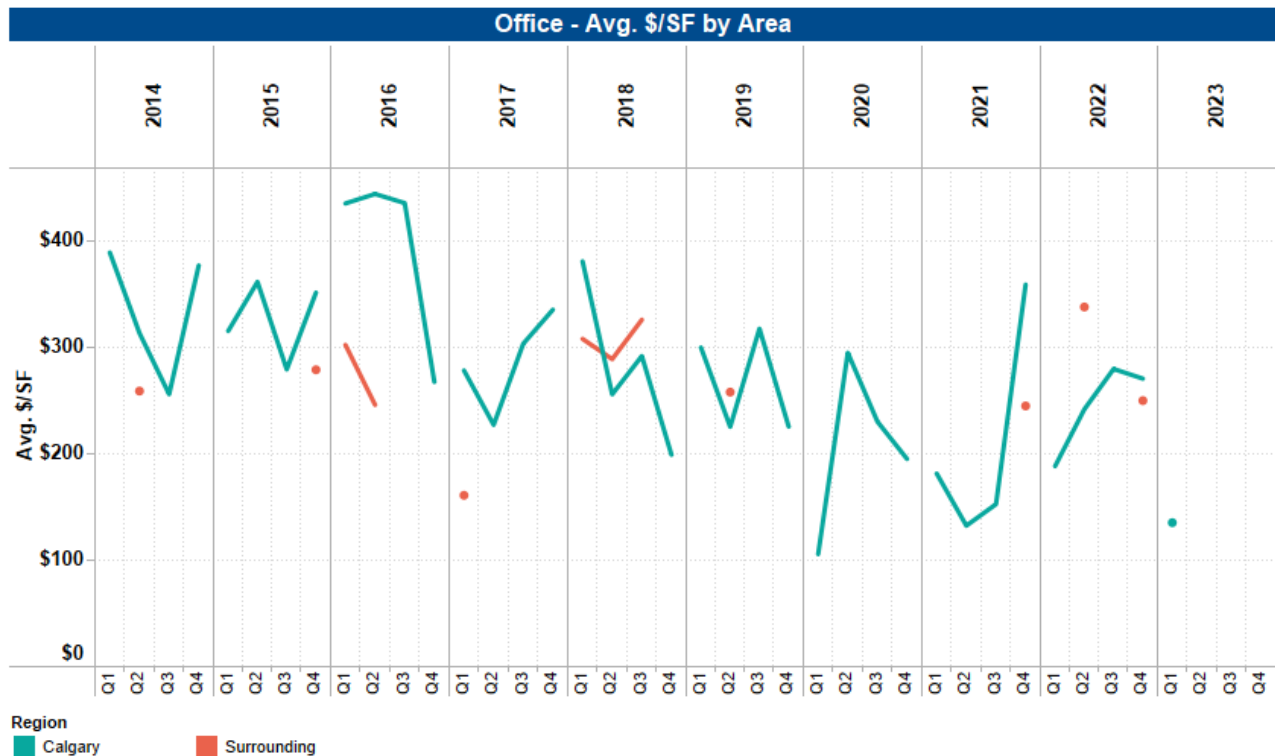
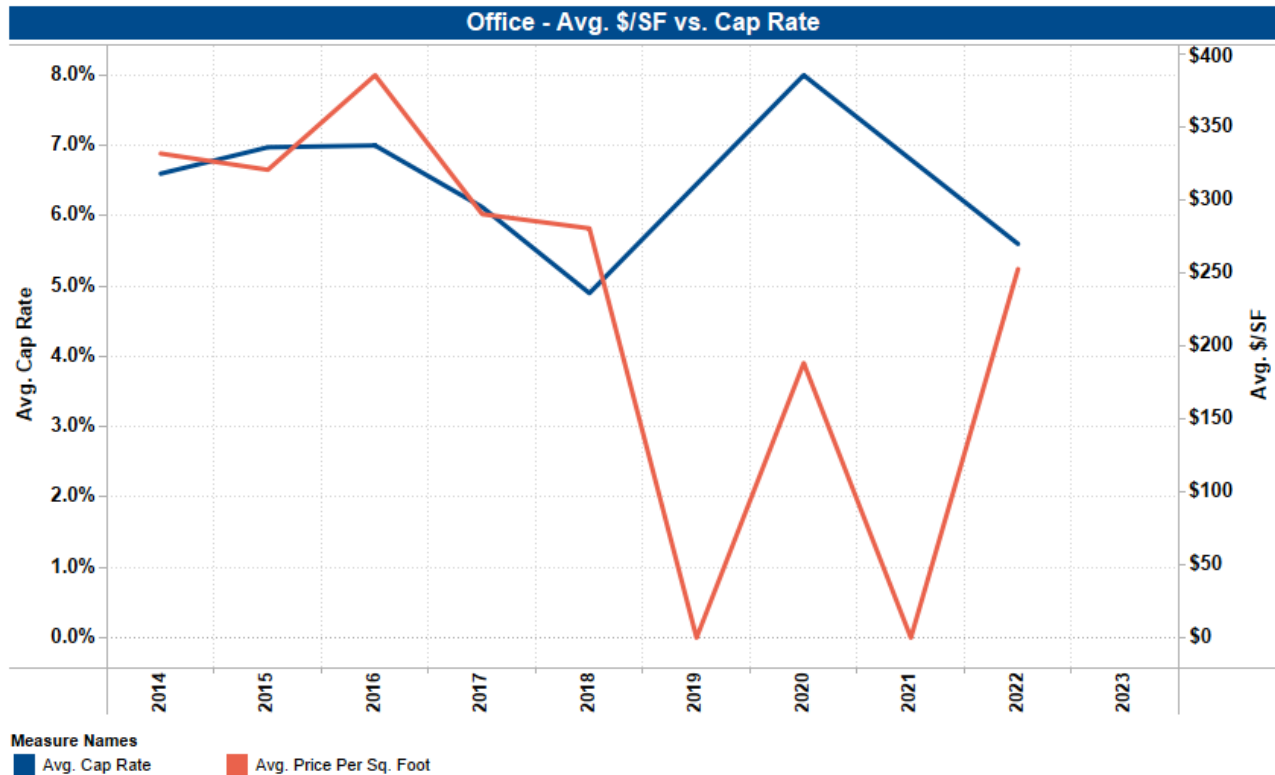
Office - Q1 2023 Top Purchasers, Vendors, Lenders

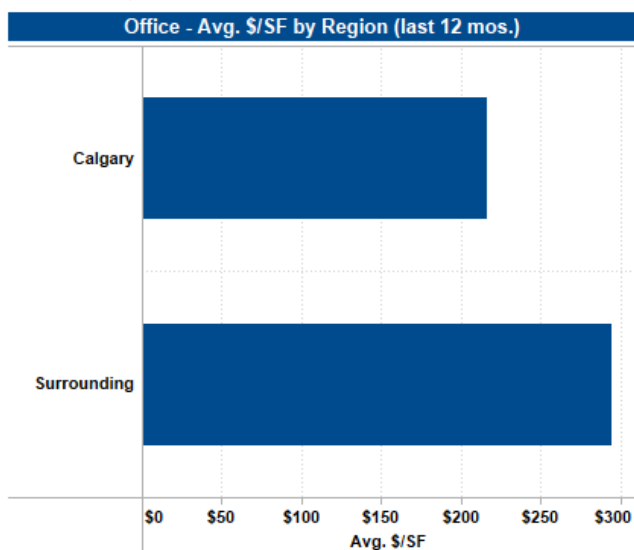
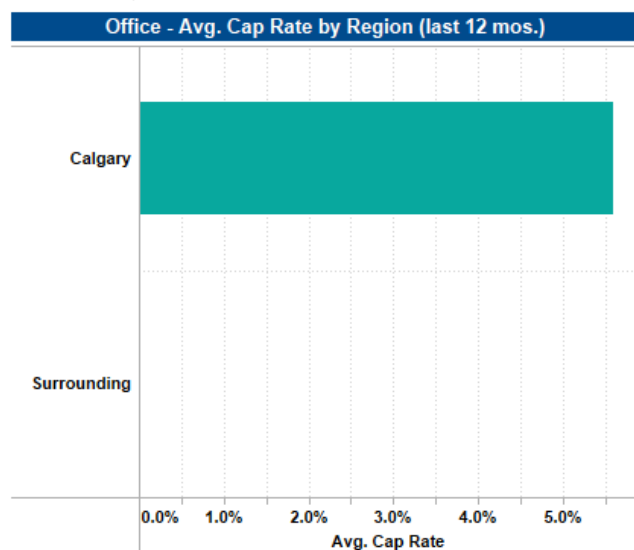
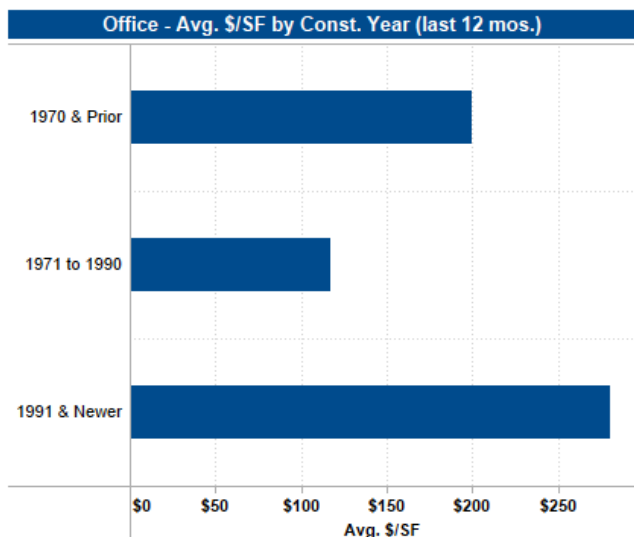
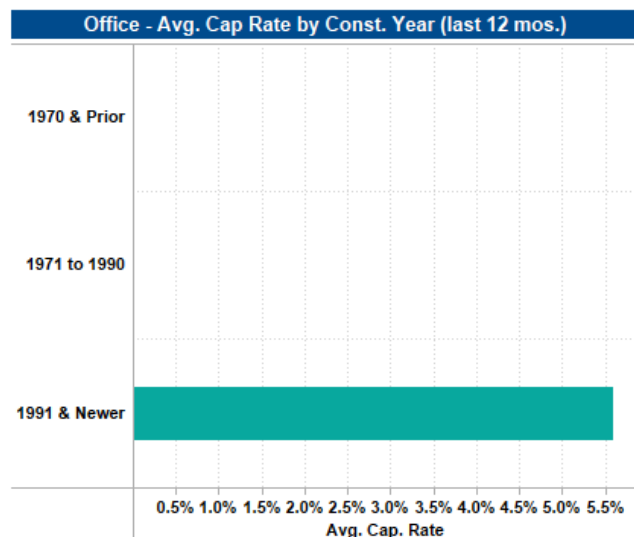
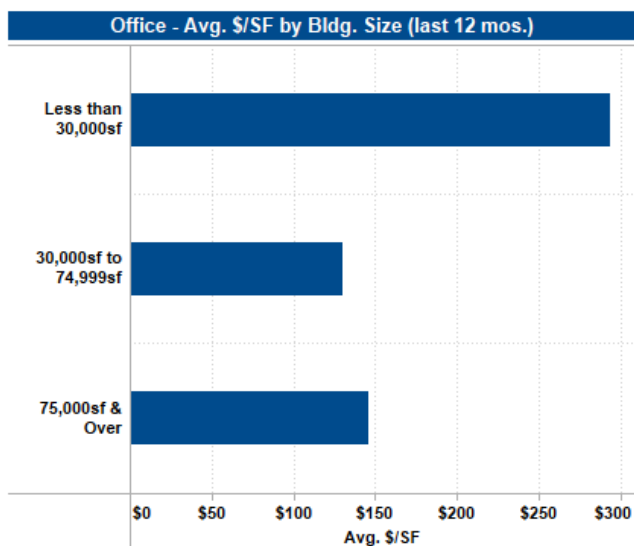
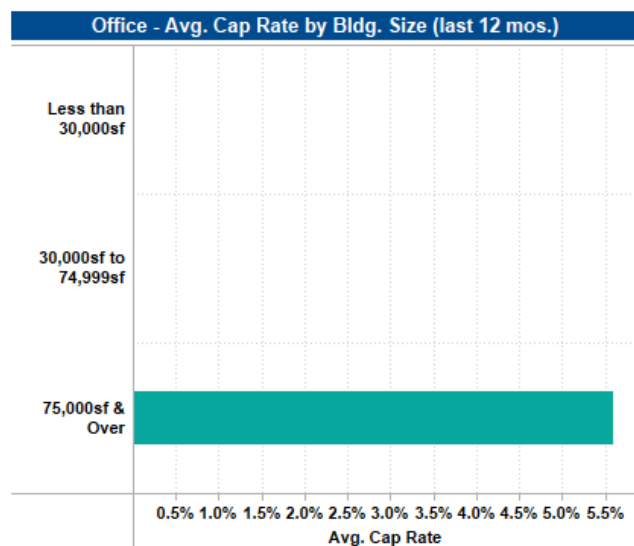


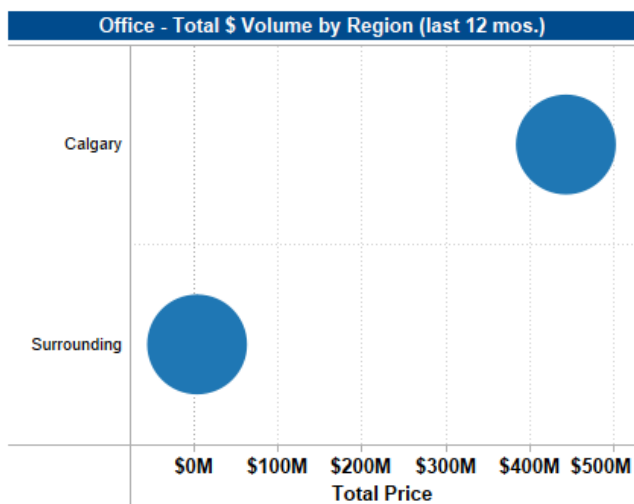
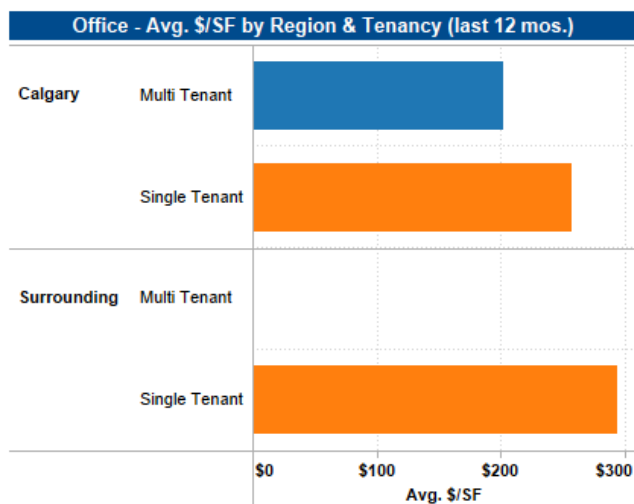
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months																	
Calgary	Null	Calgary	1970 & Prior					1971 to 1990					1991 & Newer				
	NE	Calgary						0					0				
	NW	Calgary	0					0					0				
	SE	Calgary						0					0				
	SW	Calgary	0					0					1				
	Total		0					0					1				
	Surrounding	Null	Airdrie														
Balzac																	
Banff																	
Bragg Creek																	
Canmore																	
Carstairs																	
Chestermere																	
Cochrane																	
Cochrane Lake																	
Crossfield																	
Didsbury																	
Heritage Pointe																	
High River																	
Langdon																	
Okotoks																	
Springbank																	
Strathmore												0					
Total												0					
			1.0% 2.0% 3.0% 4.0% 5.0%					1.0% 2.0% 3.0% 4.0% 5.0%					1.0% 2.0% 3.0% 4.0% 5.0%				
			Avg. Cap. Rate					Avg. Cap. Rate					Avg. Cap. Rate				

Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months																	
Calgary			Less than 30,000sf					30,000sf to 74,999sf					75,000sf & Over				
	Null	Calgary															
	NE	Calgary	0					0					0				
	NW	Calgary	0					0					0				
	SE	Calgary	0					0					0				
	SW	Calgary	0					0					1				
	Total		0					0					1				
Surrounding	Null	Airdrie															
		Balzac															
		Banff															
		Bragg Creek															
		Canmore															
		Carstairs															
		Chestermere	0														
		Cochrane															
		Cochrane Lake															
		Crossfield															
		Didsbury															
		Heritage Pointe															
		High River															
		Langdon															
		Okotoks															
		Springbank	0														
		Strathmore	0														
	Total		0														
			1.0% 2.0% 3.0% 4.0% 5.0%					1.0% 2.0% 3.0% 4.0% 5.0% 6.0%					1.0% 2.0% 3.0% 4.0% 5.0%				
			Avg. Cap. Rate					Avg. Cap. Rate					Avg. Cap. Rate				

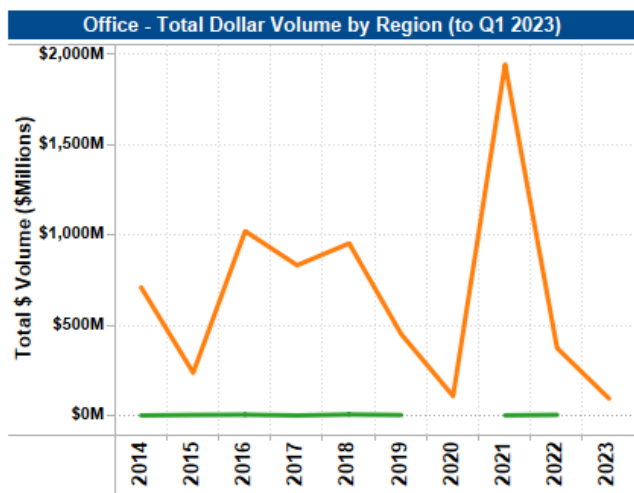
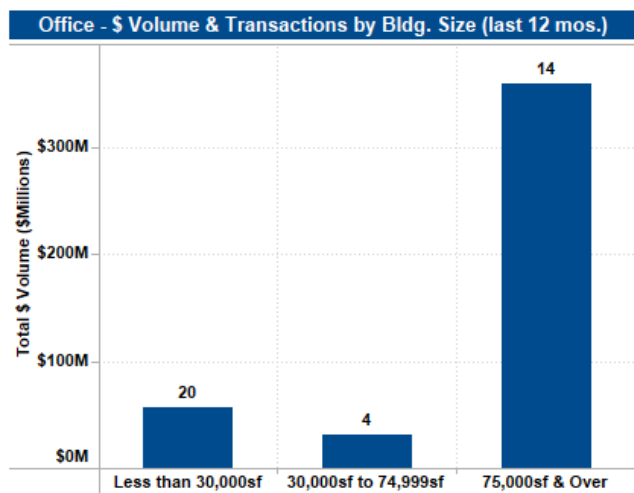








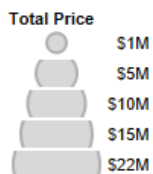
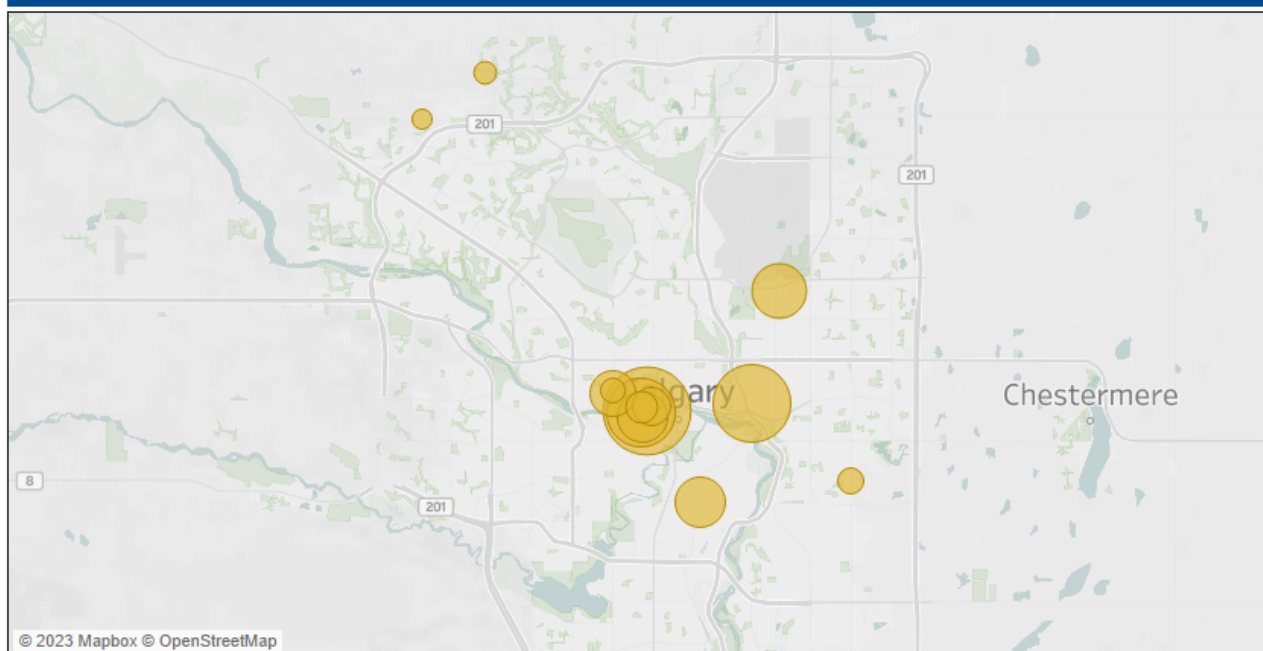
Property Type
 Multi Tenant
 Single Tenant



Office - Top Transactions Q1 2023

First Address	Municipality	Total Price	Building Size	Price Per Sq. Foot	Sale Type
639 5th Avenue SW	Calgary	\$22,000,000	280,425	78	Market
215 16th Street SE	Calgary	\$17,250,000	329,861	52	Market
800 6th Avenue SW	Calgary	\$13,500,000	207,544	65	Market
2618 Hopewell Place NE	Calgary	\$8,500,000	76,814	111	Market
736 8th Avenue SW	Calgary	\$7,200,000	168,453	43	Market
807 42nd Avenue SE	Calgary	\$7,200,000	77,941	92	Market
301 14th Street NW	Calgary	\$5,988,000	65,228	92	Market
525 3rd Avenue SW	Calgary	\$4,125,000	75,443	55	Market
744 4th Avenue SW	Calgary	\$2,900,000	49,131	59	Distress
3505 52nd Street SE	Calgary	\$1,926,500	14,035	137	Distress

Office - Q1 2023 Transactions



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