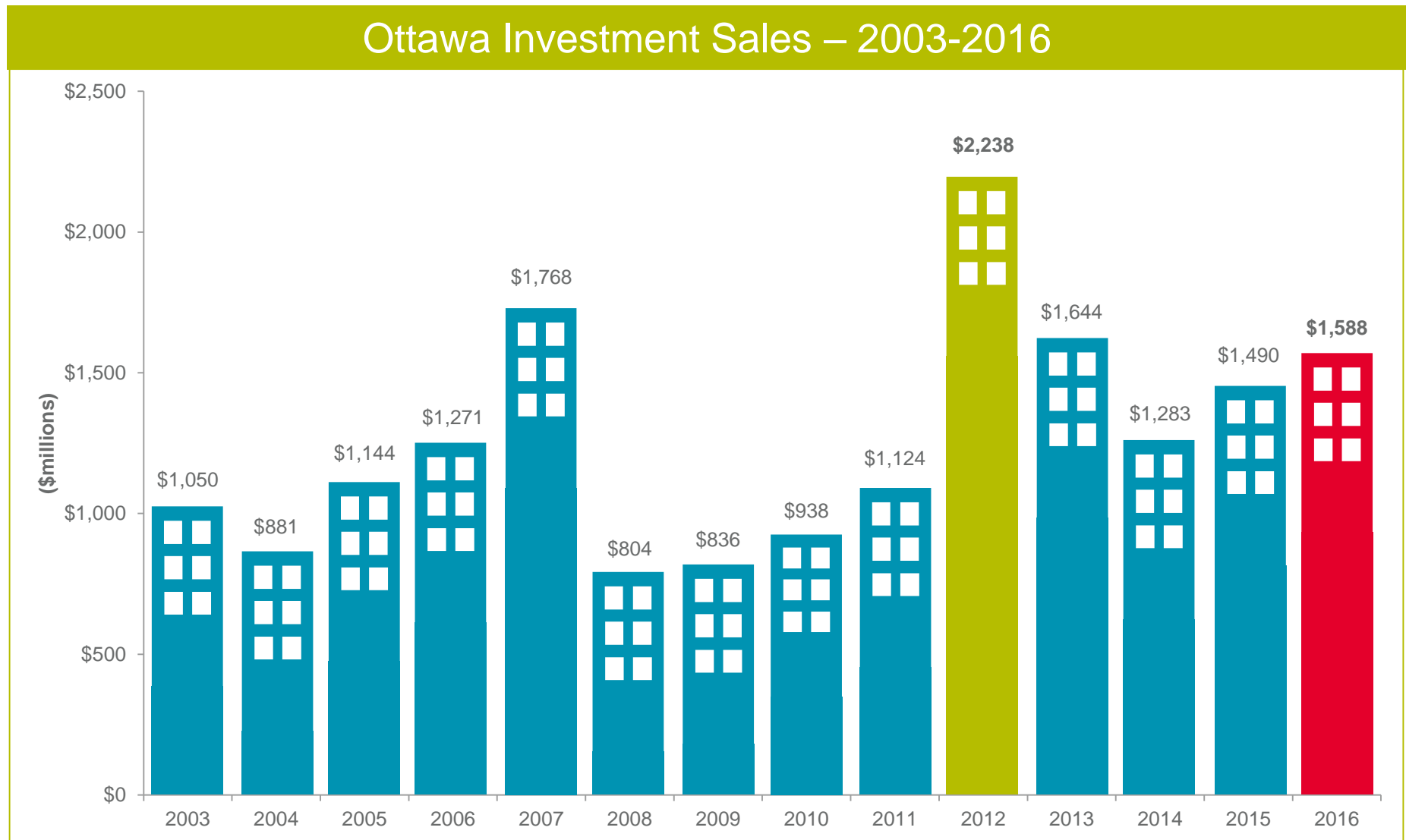


Ottawa Commercial Investment Market Overview

Sales Volume



Top Investment Sales of 2016

By Asset Class



Office

DREAM Office REIT
Suburban Portfolio
\$74,900,000
6.7% Going-In-Yield
426,000 sf
7 Properties



Industrial

130 & 140 Iber Road
\$11,700,000
7% Going-In-Yield
Fully leased 20,700 sf &
78,000 sf industrial
buildings



Multi-Residential

160 Chapel Street
\$67,000,000
4.7% Going-In-Yield
370 Units
Downtown Apartment
Building



Retail

Orleans Gardens
\$31,750,000
5.6% Going-in-Yield
75% Interest
Grocery anchored retail
plaza

2017 Outlook – Market Trends

- Political volatility in the US may drive foreign investment north
- Bond rates on the rise?
- Backlog of capital allocated to real estate remains in the market, along with ample access to debt
- High demand/low supply for retail & industrial