



## INDUSTRIAL TRANSACTION SUMMARY

6213 29th Street S.E.

### GENERAL SUMMARY



Date Taken: Jan 05 2011

<b>Record Status:</b>	Final
<b>Inventory Number:</b>	AB-IND-2010-12-01-0550
<b>Address:</b>	6213 29th Street S.E.
<b>Location:</b>	Located on the west side of 29th Street, south of 61st Avenue S.E.
<b>Municipality:</b>	Calgary
<b>Sub-Market:</b>	Foothills Industrial Park
<b>Quadrant:</b>	SE
<b>Tenancy Type:</b>	Multi Tenant
<b>Sub Type:</b>	Manufacturing
<b>Event Date:</b>	2010-12-01
<b>Price:</b>	\$4,900,000
<b>Building Size (sf):</b>	38,940
<b>Price Per Square Foot:</b>	\$134
<b>Capitalization Rate:</b>	9.5%
<b>Sale Type:</b>	Market
<b>Percentage Transferred:</b>	100.00%
<b>Estate Type:</b>	Fee Simple
<b>Brokers:</b>	Colliers International Property Consultants Inc. (J Mook) Colliers International Property Consultants Inc. (C Stuart)

### LINKED TRANSACTIONS

#### Property History

6213 29th Street S.E. - 2007-04-30

### LEGAL DETAILS

<b>Link Number:</b>	0013254487
<b>Title Number:</b>	101 350 167
<b>Roll Number:</b>	115064206
<b>Legal Description:</b>	Plan 751LK, Block 10, Lots 28 and 29
<b>Lot Details:</b>	Frontage on 29th Street S.E.: 460.03 feet
<b>Lot Area:</b>	3.69 acres
<b>Building Assessment:</b>	\$5,100,000.00
<b>Total Assessment:</b>	\$5,100,000.00 (2010)
<b>Vendors:</b>	Thermo King (1271846 Alberta Inc.)
<b>Signing Officer:</b>	

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Address:	1014B 12th Avenue S.W., Calgary, Alberta, T2R 0J6
<b>Purchasers:</b>	1567424 Alberta Inc. - Private Investor - Canadian
Signing Officer:	Jatinder Parhar, Director
Address:	399 Ozerna Road, Edmonton, Alberta, T5X 3Z8

## PRICE STRUCTURE

<b>Cash and Assumed Consideration:</b>	\$4,900,000.00	(100%)
<b>VTB Price:</b>	\$0.00	(0%)
<b>Other Considerations Price:</b>	\$0.00	(0%)
<b>Chattels Price:</b>	\$0.00	(0%)
<b>Total Price:</b>	\$4,900,000.00	
<b>Percentage Transferred:</b>	100.	00%
<b>100% Equivalent:</b>	\$4,900,000.00	

### MORTGAGE 1

MORTGAGE TYPE:	Subsequent
PRIMARY LENDER:	Alberta Treasury Branches
SECONDARY LENDER:	
TERTIARY LENDER:	
INTEREST RATE:	prime plus 3.0%
PRINCIPAL AMOUNT:	\$3,300,000.00
CALCULATION PERIOD:	
PAYMENT FREQUENCY:	
PAYMENT AMOUNT:	
COMMENCEMENT DATE:	
MATURITY DATE:	
INSTRUMENT NUMBER:	101 350 168
INSTRUMENT DATE:	12/01/2010
SEE REMARKS:	

## PROPERTY DETAILS

<b>Land Use Details:</b>	The Land Use Designation for the property is I-G, an Industrial General District that is intended to be characterized by sites in internal locations within industrial locations with a wide variety of industrial uses. The district permits a maximum gross floor area equal to one times the lot area and a maximum building height of 52 feet.
	The property is improved with one single tenant industrial building constructed circa 1975. The building contains a total gross floor area of 38,940 square feet.
<b>Physical Details:</b>	The building has been constructed using a structural steel frame with concrete block walls behind clay brick and corrugated metal panels. The building has a maximum clear height of 17 feet and is serviced by ten drive-in doors. The property has a coverage ratio of approximately 24% and there are approximately 15 surface parking spaces available with two points of ingress and egress.
<b>Construction Year</b>	1975
<b>Percentage Occupied</b>	100.0%
<b>Clear Height Minimum (ft.)</b>	14.0
<b>Clear Height Maximum (ft.)</b>	17.0
<b>Tenancy Details:</b>	At the time of sale the building was fully occupied by two predominantly national businesses namely Thermo King and Ingersoll Rand Company.
<b>Income Details:</b>	The contractual net income for the twelve months following the date of sale is estimated to be approximately \$467,280 representing a going-in yield of 9.5%.
<b>Net Operating Income:</b>	\$467,280.00

## GENERAL NOTES

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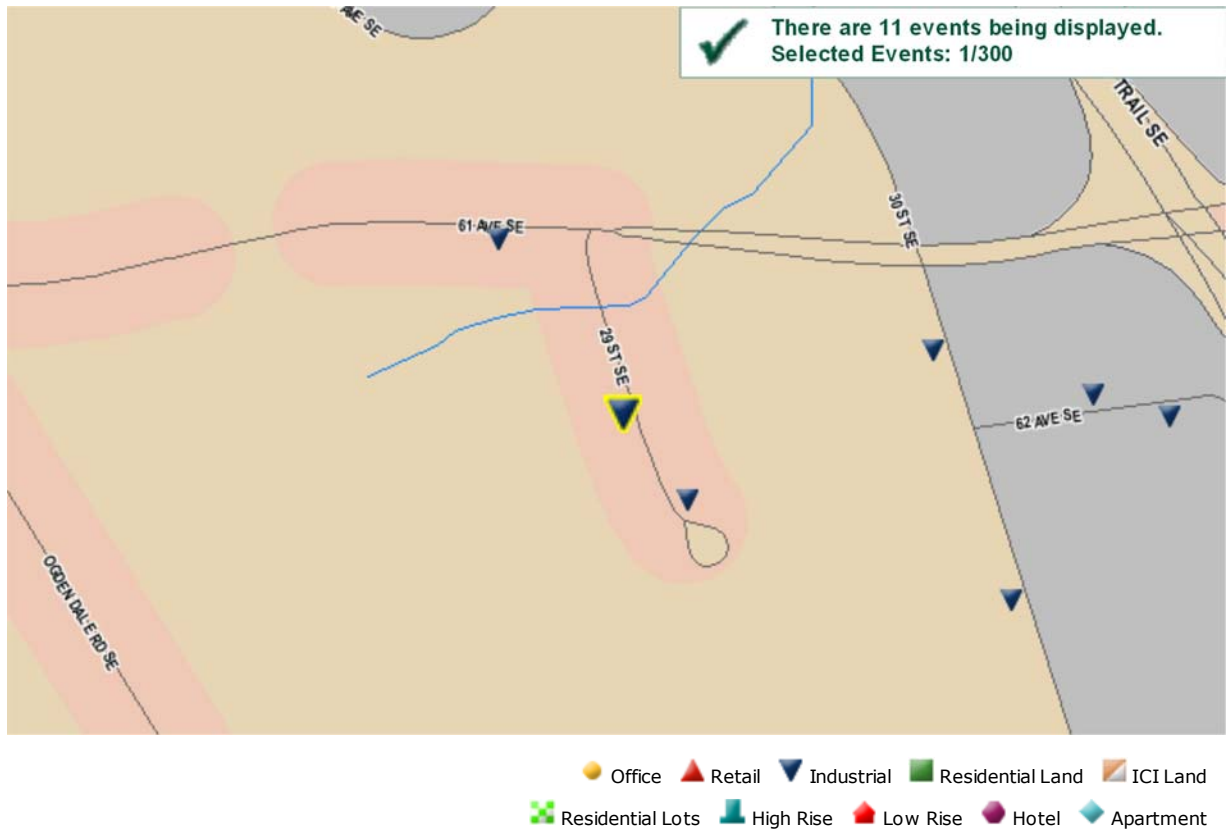
The vendor had acquired the property in April 2007 for a total consideration of \$5,000,000, representing a price per square foot of \$127.

**General Remarks:**

Our discussions with industry professionals familiar with this transaction indicated that the property had been on the market for approximately 11 months. The asking price for the property was approximately \$4,990,000.

**PROPERTY LOCATION**

**Surrounding Uses:**



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