

MARKETBEAT EDMONTON

Investment Q1 2020



YoY
Chg

\$872.8 M*
Total Volume



73*
Total Properties Sold



1.4 M*
Total SF (Excluding MF)



\$51.8 M
Land Sales Volume



INVESTMENT ACTIVITY

PROPERTY TYPE	PROPERTIES SOLD	SALES VOLUME	TOTAL SOLD	PRICE / SF*, UNIT	CAP RATE
Office	2	\$8,800,000	186,845 SF	\$143	6.41%
Industrial	14	\$67,705,000	473,482 SF	\$122	7.09%
Retail Shopping Centre	3	\$62,575,000	472,107 SF	\$263	6.12%
TOTAL	19	\$139,080,000	1,132,434 SF	\$176/SF	6.54%

Sources: The Gattel Network, Closed transactions over \$1 million, YTD 2020

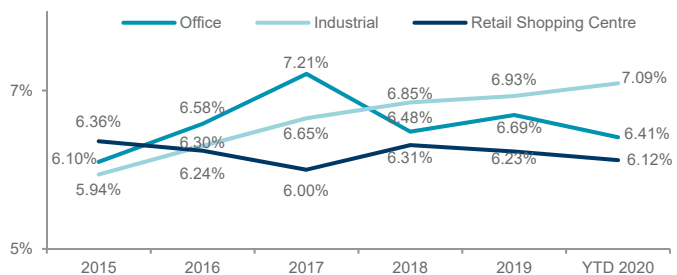
*Encompasses all sales including land and owner/user types, Closed transactions over \$1 million, YTD 2020

SIGNIFICANT SALES

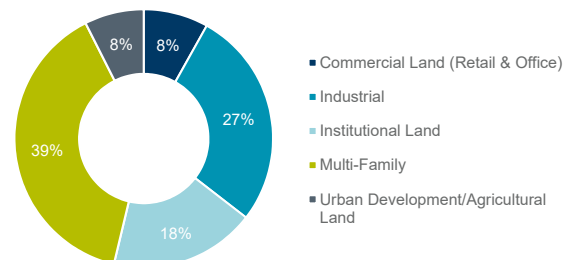
PROPERTY NAME	TYPE	SELLER	BUYER	TOTAL SF / UNITS	PURCHASE PRICE	PRICE / UNIT (\$ PSF)	CAP RATE
Mayfield Common	Retail Shopping Centre	Sun Life Assurance Company of Canada	1451945 Ontario Limited	447,588	\$56,000,000	\$250	N/A
6208 72A Ave	Warehouse	1219358 Alberta Ltd	1017185 B.C. Ltd	19,562	\$41,000,000	\$209	N/A
4704/32 76 Ave	Warehouse: Multibay	GPM (11) GP Inc	LC ESB Ltd	89,044	\$12,000,000	\$135	6.67%
226 Petroleum Way	Warehouse	Trimac Transportation Services Inc	J.P. Shannon Realities Limited	8,950	\$8,050,000	N/A	N/A
8804 51 Ave	Warehouse: Multibay	GPM (11) GP Inc	LC ESB Ltd	49,972	\$7,350,000	\$147	6.32%
10030 104 St	Office: Downtown High-Rise	Crescent Star Holdings Inc	The Milner Inc	177,645	\$6,500,000	\$36	N/A

Sources: The Gattel Network, Closed transactions over \$1 million, YTD 2020

CAP RATE TREND



TOTAL LAND ACQUISITIONS BY CAPITAL SECTOR



By Dollar Value, Closed transactions over \$1 million, YTD 2020

INVESTMENT TEAM

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