

**302 LEGGET DRIVE**



**FIRST  
QUARTER  
REPORT  
2024**

Presented to:  
the Limited Partners  
of the 302 Legget Drive  
Limited Partnership



**JENNINGS**  
**REAL ESTATE**

## UPDATE FROM THE GENERAL PARTNER

Dear Limited Partners,

We are pleased to provide you with the 2024 First Quarter Report for 302 Legget Drive (the “Property”).

As noted in the annual report, the Property remains fully leased, with no leases expiring in 2024.

No major capital expenditures were incurred during the quarter. For the remainder of 2024, we anticipate replacing aging heating and air conditioning equipment, and finalizing a new design for the front façade of the building.

Finally, we are making a distribution of **\$75,000** at this time. Currently, we expect distributions to continue as projected in the annual report. At year end a comprehensive summary and reporting of annual returns will be detailed.

Regards,

Ken and Christian Jennings  
Directors of the General Partner



## PROPERTY SUMMARY

### BUILDING INFORMATION

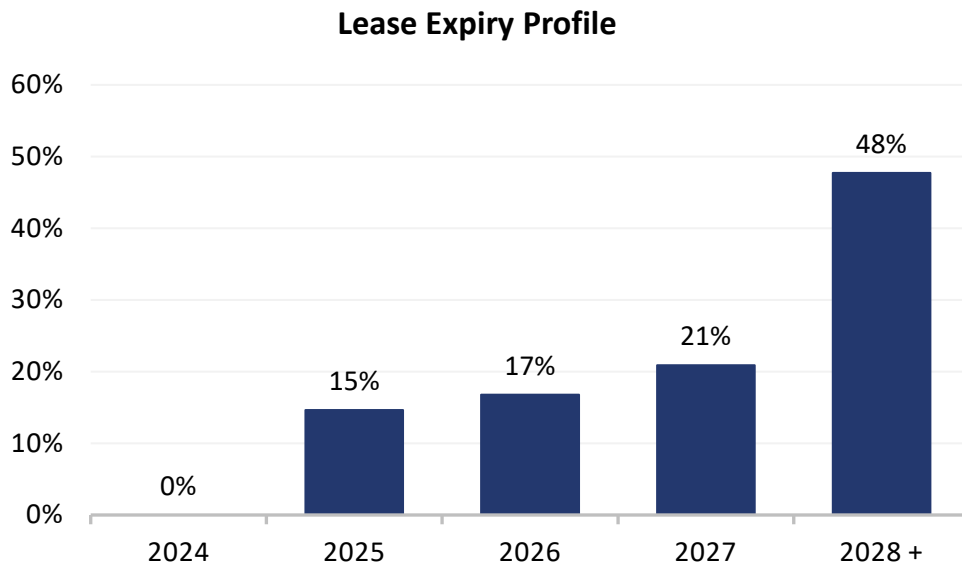
Built	1975 and 1981
Total Lot Acreage	4.61 acres
Building Size	85,092 sf
Parking	+/- 150 spaces

### ZONING DESIGNATION

Designation	IG6
Description	General Industrial
Municipality	City of Ottawa

## LEASING

The Property remains 100% leased. The chart below illustrates the upcoming lease expirations at the Property, broken down as a percentage of the total square feet, spanning the next five years:



The Property's weighted average lease term is 3.75 years, with an average weighted base rent of \$13.56 per square foot.



## MARKET UPDATE

In Q1 2024, the Ottawa Deep West industrial vacancy rate was just 2.1%, an increase of 0.3% from 1.8% in Q4, 2023. The average asking rent for Ottawa Deep West held steady in Q1, and is currently \$15.71 per square foot, an increase of \$0.11 from Q4, 2023 (as per CBRE Q1 2024 Ottawa Industrial Marketview).

## CAPITAL EXPENDITURES AND IMPROVEMENTS

During the quarter, one of the tenant's initiated the construction of a gym facility at their own expense. Below is an image that captures a segment of the newly installed gym area.



The planning process is underway to replace aging heating and air conditioning equipment at the Property, which is expected to commence in Q3.



## FINANCIAL STATEMENTS

Please find the enclosed Financial Statements\*

\*Disclaimer. These financial statements are interim, internally prepared and for management purposes. We do not express an opinion or any other form of assurance on them. This report is for management only. It is not intended for distribution or consideration for credit purposes.



**302 Legget Drive Limited Partnership**  
**Balance Sheet**  
**as at March 31, 2024**

	<u>March 31, 2024</u>	<u>December 31, 2023</u>
<b>Assets</b>		
<b>Current</b>		
Cash	\$ 596,375	\$ 828,086
Accounts receivable	2,261	1,604
Prepaid expenses	14,304	19,027
Deposits	15,179	16,600
	<u>\$ 628,118</u>	<u>\$ 865,317</u>
<b>Long - Term</b>		
Deferred leasing costs	\$ 322,544	\$ 340,122
Deferred finance charges	111,700	121,854
Property, plant and equipment	11,036,948	11,142,316
	<u>\$ 11,471,191</u>	<u>\$ 11,604,292</u>
<b>Total Assets</b>	<u><u>\$ 12,099,309</u></u>	<u><u>\$ 12,469,609</u></u>
<b>Liabilities</b>		
<b>Current</b>		
Accounts payable and accrued liabilities	\$ 193,222	\$ 416,903
Government remittances payable	46,180	11,950
	<u>\$ 239,402</u>	<u>\$ 428,853</u>
<b>Long-Term</b>		
Long-term debt	\$ 11,120,129	\$ 11,181,863
Security deposits	31,127	31,127
	<u>11,151,256</u>	<u>11,212,990</u>
<b>Total Liabilities</b>	<u>\$ 11,390,658</u>	<u>\$ 11,641,843</u>
<b>Investor's Equity</b>		
Opening surplus (deficit)	\$ 827,766	\$ 914,588
Distributions	(200,000)	(460,000)
Current period profit (loss)	80,885	373,178
<b>Total Investors' Equity</b>	<u>\$ 708,651</u>	<u>\$ 827,766</u>
<b>Total Liabilities and Investor's Equity</b>	<u><u>\$ 12,099,309</u></u>	<u><u>\$ 12,469,609</u></u>

**302 Legget Drive Limited Partnership**  
**Income Statement**  
**for the quarter ended March 31, 2024**

	<u>March 31, 2024</u>	<u>March 31, 2023</u>
<b>Revenue</b>		
Rental income	\$ 517,117	\$ 506,487
	<u>\$ 517,117</u>	<u>\$ 506,487</u>
<b>Expense</b>		
Administrative costs	21,094	20,182
Amortization	138,156	139,491
Interest on long-term debt	89,027	90,699
Property management	21,911	18,431
Professional fees	-	3,220
Repairs and maintenance	33,642	45,916
Utilities	57,275	45,939
Property taxes	75,126	73,530
	<u>\$ 436,232</u>	<u>\$ 437,409</u>
<b>Net Income</b>	<u>\$ 80,885</u>	<u>\$ 69,078</u>