

302 LEGGET DRIVE



**SECOND
QUARTER
REPORT
2022**

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 2022 Second Quarter Report.

As noted in our previous reports, the building remains fully leased, with no leases expiring in 2022.

No capital expenditures were incurred during this period. The major capital expenditures anticipated for 2022 is a roof replacement in the north portion of the building and repaving of West side of the property, which are expected to take place in the next few months.

Finally, we are making a **distribution of \$50,000** this quarter. Such amount was mailed out on a proportionate basis. At this time, we expect regular distributions to continue through 2022.

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

PROPERTY MANAGEMENT

Jennings Real Estate Corporation conducts frequent site visits, maintains communication with tenants to understand any specific needs or problems, monitors all contract workers to ensure work is done correctly, and also performs routine preventative maintenance.

In addition, the following projects were initiated in the second quarter of 2022 and are expected to be completed in the next few months:

- Replacement of the roof in the north portion of the building;
- Installation of a new roof top unit (RTU); and
- Installing a backflow preventer in accordance with the City of Ottawa requirements.



PROPERTY SUMMARY

TENANT / LEASING

As of June 30, 2022, the building is fully leased and no leases expiring in the next 12 months.

Tenant	Square Feet	Lease Expiry
Purewater	11,901	30-Apr-24
Lloyd Douglas Solutions	12,467	31-Dec-25
MBP Technologies	14,274	30-Jun-26
MCL Hospitality	5,857	31-Oct-27
MDA Corporation	40,593	30-Apr-29
Total	85,092	



MARKET UPDATES

The Ottawa Deep West (Kanata) industrial market's vacancy rate stands at 0.3% at the end of Q2 2022 which is down from 0.5% in Q1 2022. The average net asking rent rate in the area decreased from \$13.75 to \$13.65 psf. (as per CBRE Q2 2022 Ottawa Industrial Marketview)



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 June 30, 2022

(Unaudited)

June 30,2022**ASSETS****CURRENT**

Cash	896,986
Accounts receivable	3,853
Prepaid expenses	112,677
	<u>1,013,517</u>

LONG-TERM

Deferred finance charges	181,245
Deferred leasing commissions	417,047
Property, plant and equipment	11,042,457
Security deposits	18,633
	<u>11,659,382</u>
	<u>12,672,899</u>

LIABILITIES**CURRENT**

Accounts payable and accrued liabilities	221,698
Government remittances payable	46,905
Deposits	31,127
	<u>299,730</u>

LONG-TERM

Long-term debt	11,542,768
	<u>11,842,499</u>

PARTNERS' EQUITY

Partners' capital	731,338
Earnings (loss) of the period	99,061
	<u>830,400</u>
	<u>12,672,899</u>

302 LEGGET DRIVE LIMITED PARTNERSHIP
STATEMENT OF EARNINGS (LOSS)
for the three months ended June 30, 2022
(Unaudited)

	<u>June 30,2022</u>
REVENUE	
Rental income	457,111
Interest income	4,753
	<u>461,864</u>
EXPENSES	
Amortization of deferred finance charges	11,675
Amortization of leasing commission	17,056
Bank charges	231
Depreciation	104,350
General and administrative expenses	29,811
Insurance	4,278
Interest on long-term debt	92,116
Management fees	18,431
Professional fees	455
Property taxes	72,108
Repairs and maintenance	9,150
Utilities	39,599
	<u>399,261</u>
NET EARNINGS (LOSS)	<u><u>62,604</u></u>

302 LEGGET DRIVE LIMITED PARTNERSHIP
STATEMENT OF EARNINGS (LOSS)
for the six months ended June 30, 2022
(Unaudited)

	<u>June 30,2022</u>
REVENUE	
Rental income	913,595
Interest income	8,944
	<u>922,539</u>
EXPENSES	
Amortization of deferred finance charges	23,351
Amortization of leasing commission	34,111
Bank charges	411
Depreciation	208,790
General and administrative expenses	58,842
Insurance	8,557
Interest on long-term debt	184,697
Management fees	36,862
Professional fees	5,034
Property taxes	141,415
Repairs and maintenance	27,278
Utilities	94,129
	<u>823,478</u>
NET EARNINGS (LOSS)	<u><u>99,061</u></u>