

**302 LEGGET DRIVE**



**MID YEAR  
REPORT  
2020**

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



**JENNINGS**  
**REAL ESTATE**

## TABLE OF CONTENTS

<b>Part A   Update from General Partner</b>	<b>3</b>
<b>Part B   Property Summary</b>	
– Building Information and Zoning Designation	4
– Property Management	4
– Tenant / Leasing	5
– Market Update	5
<b>Part C   Financial Statements</b>	<b>6</b>



## **PART A**

# **UPDATE FROM THE GENERAL PARTNER**

Dear Limited Partners,

Since our last report (2019 Year End), the property at 302 Legget Drive has performed as anticipated. Despite the COVID-19 pandemic, the building remains fully occupied and we have received rent paid in full from all tenants. Further, no major capital expenditures have been made in 2020.

We will be making a distribution at this time equal to \$40,000. Such amount will be mailed out in the coming weeks on a proportionate basis. We will be retaining the other funds in order to increase the reserve in the property account with a view to providing further distributions later in 2020.

Regards,  
Ken and Christian Jennings  
Directors of the General Partner



## PART B PROPERTY SUMMARY

### BUILDING INFORMATION

Built	1975 and 1981
Total Lot Acreage	4.61 acres
Building Size	84,830 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, some of the projects that took place in the first half of 2020 are as follows:

- Back flow prevention survey completed for the City of Ottawa; and
- Rectified deficiencies identified in the annual life safety inspection.



## PART B PROPERTY SUMMARY

### TENANT / LEASING

The property is 100% leased with no expiries in the next 12 months.

MDA Corporation's lease is expiring on October 31, 2021. Jennings Real Estate Corporation has been in consistent contact with the tenant in order to work towards renewal.

Tenant	Square Feet	Lease Expiry
MPB Technologies	14,274	30-Jun-26
Purewater	11,901	30-Apr-24
Mastermind Event Rentals	12,467	28-Feb-23
MCL Hospitality	5,857	31-Oct-22
MDA Corporation	40,000	31-Oct-21
<b>TOTAL</b>	<b>84,499</b>	



### MARKET UPDATES

The Ottawa West industrial market's availability rate decreased slightly to 2.1% in Q2 2020 which is down from 2.6% at the end of 2019. Indicative of the lack of supply, the average asking rent rate in the area increased from \$10.34 to \$10.58. (As per CBRE Q2 Ottawa Industrial MarketView)



## PART C FINANCIAL STATEMENTS

Please find the enclosed management report 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 of June 30, 2020

	TOTAL
<b>Assets</b>	
Current Assets	
Cash and Cash Equivalent	
1011 Operating Account - 2nd	475,299.60
1050 Petty Cash	2.01
1070 Deposits	18,692.00
<b>Total Cash and Cash Equivalent</b>	<b>\$493,993.61</b>
Accounts Receivable (A/R)	
1100 Accounts Receivable	998.81
<b>Total Accounts Receivable (A/R)</b>	<b>\$998.81</b>
1115 Expense recoverable	353.86
1300 Prepaid Expenses	8,104.32
<b>Total Current Assets</b>	<b>\$503,450.60</b>
Non-current Assets	
Property, plant and equipment	
1500 Land	1,826,044.59
1501 Leasing Commissions	12,476.28
1510 Building	9,639,525.82
1610 Building Improvements	192,309.98
<b>Total Property, plant and equipment</b>	<b>\$11,670,356.67</b>
1720 Financing Fees	17,110.35
<b>Total Non Current Assets</b>	<b>\$11,687,467.02</b>
<b>Total Assets</b>	<b>\$12,190,917.62</b>
<b>Liabilities and Equity</b>	
Liabilities	
Current Liabilities	
Accounts Payable (A/P)	
2000 Account Payable	185,900.74
<b>Total Accounts Payable (A/P)</b>	<b>\$185,900.74</b>
2110 GST/HST Payable	72,013.44
2155 Due to/from JREC	-410.88
GST/HST Suspense	-17,162.11
<b>Total Current Liabilities</b>	<b>\$240,341.19</b>
Non-current Liabilities	
2400 First Mortgage	6,208,456.36
2600 Tenant Deposits	17,907.37
2610 Tenant Prepayments	7.51
<b>Total Non-current Liabilities</b>	<b>\$6,226,371.24</b>
<b>Total Liabilities</b>	<b>\$6,466,712.43</b>
Equity	
3020 Investor Capital	5,660,200.81
Profit for the year	64,004.38
<b>Total Equity</b>	<b>\$5,724,205.19</b>
<b>Total Liabilities and Equity</b>	<b>\$12,190,917.62</b>

## 302 Legget Drive Limited Partnership

## PROFIT AND LOSS

January - June, 2020

	TOTAL
INCOME	
4000 Rental Income	476,932.40
4200 Addition Rent	259,693.26
4300 Other Income	3,266.06
<b>Total Income</b>	<b>\$739,891.72</b>
RECOVERABLE COSTS	\$315,897.24
<b>GROSS PROFIT</b>	<b>\$423,994.48</b>
EXPENSES	
6000 Non Recoverable Expenses	154,172.82
8000 Depreciation	205,817.28
<b>Total Expenses</b>	<b>\$359,990.10</b>
<b>PROFIT</b>	<b>\$64,004.38</b>