

15 & 17 FITZGERALD ROAD



THIRD QUARTER REPORT 2022



JENNINGS
REAL ESTATE

Presented to:
the Limited Partners
of the Fitzgerald Road
Limited Partnership

UPDATE FROM THE GENERAL PARTNER

Dear Limited Partners,

We are pleased to provide you with the 2022 Third Quarter Report.

As noted in our previous report, all above-grade space in these buildings remains fully leased, with no leases expiring in 2022.

No major capital expenditures were incurred during this quarter. For the remainder of 2022, we anticipate to complete the on-going updating of the lighting in TCC's tenant space (15 Fitzgerald) to LED.

Finally, we are making a **distribution of \$20,000** in relation to this quarter. Such amount will be mailed out on a proportionate basis. We expect distributions to continue as projected in Q4 2022, at which time 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	1985 and 2001
Total Lot Acreage	1.65 acres
Building Size	30,314 sq ft
Parking	98 spaces

ZONING DESIGNATION

Designation	IP
Description	Business Park Industrial Zone
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, we are advancing on the two projects that were initiated in the third quarter of 2022:

- Updating the lighting in TCC’s tenant space (15 Fitzgerald) to LED.
- Installing a backflow preventer in accordance with City of Ottawa requirements.



PROPERTY SUMMARY

TENANT / LEASING

As of September 30, 2022, all above-grade space in both properties was 100% leased.

Tenant	Square Feet	Lease Expiry
John G. Cooke	3,509	28-Feb-24
CFR Engines	6,538	31-Aug-24
Stryten Energy (Galvion)	7,400	31-Mar-25
Motomike	3,147	31-May-26
TCC Canada	9,720	30-Apr-33
TOTAL	30,314	



15 Fitzgerald

TCC Canada

8,820 SF , Exp: Apr 2033

Stryten Energy (Galvion)

7,400 SF, Exp: Mar 2025

TCC Canada

900 SF, Exp: April 2033

17 Fitzgerald

John G Cooke & Associates

3,509 SF, Exp: Feb 2024

CFR Engines Inc.

6,538 SF , Exp: Aug 2024

Motomike

3,147 SF, Exp: May 2026

LEASE EXPIRY YEAR

2022

2023

2024

2025+



PROPERTY SUMMARY

BELOW-GRADE SPACE

There remains only 200 square feet of vacancy out of a total of 4,477 square feet. The below grade tenants are a mix of storage tenants, operating business and storage for our above-grade tenants.

MARKET UPDATE

In Q3 2022, the Ottawa Deep West office market's vacancy rate increased to 10.5% which is up from 7.6% in Q2 2022. Despite the vacancy increase, the average asking rent also increased to \$14.73 in Q3 2022 from \$14.43 in Q2 2022. (as per CBRE Q3 2022 Ottawa Office 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.



FITZGERALD ROAD LIMITED PARTNERSHIP
BALANCE SHEET
As at September 30, 2022
(Unaudited)

September 30, 2022

ASSETS

CURRENT

Cash	184,414
Prepaid expenses	6,916
	<u>191,330</u>

LONG-TERM

Deferred finance charges	113,896
Deferred tenant inducements	2,950
Property, plant and equipment	4,726,411
	<u>4,843,257</u>
	<u>5,034,587</u>

LIABILITIES

CURRENT

Accounts payable and accrued liabilities	33,600
Government remittances payable	14,119
Deferred revenue	17,152
	<u>64,871</u>

LONG-TERM

Deposits	39,899
Loan Payable	4,137,238
	<u>4,177,137</u>
	<u>4,242,008</u>

PARTNERS' EQUITY

Partners' capital	797,678
Earnings (loss) of the period	(5,099)
	<u>792,579</u>
	<u>5,034,587</u>

FITZGERALD ROAD LIMITED PARTNERSHIP
STATEMENT OF EARNINGS
for the three months ended September 30, 2022
(Unaudited)

September 30, 2022

REVENUE

Rental income	197,941
Interest income	1,461
	<u>199,402</u>

EXPENSES

Amortization of deferred finance charges	1,055
Amortization of leasing commissions	5,589
Amortization of tenant inducements	521
Bank charges	2,223
Depreciation	41,618
General and Administrative expenses	25,187
Insurance	2,022
Interest on long-term debt	38,859
Management fees	9,305
Professional fees	5,565
Property taxes	30,336
Telecommunication	219
Utilities	28,307
	<u>212,108</u>

NET EARNINGS (LOSS)

(12,706)

FITZGERALD ROAD LIMITED PARTNERSHIP
STATEMENT OF EARNINGS
for the nine months ended September 30, 2022
(Unaudited)

	<u>September 30, 2022</u>
REVENUE	
Rental income	612,360
Interest income	3,155
	<u>615,515</u>
EXPENSES	
Amortization of deferred finance charges	3,582
Amortization of leasing commissions	15,873
Bank charges	2,747
Depreciation	125,815
General and Administrative expenses	70,536
Insurance	6,066
Interest on long-term debt	116,533
Management fees	27,914
Professional fees	10,065
Property taxes	91,758
Telecommunication	642
Utilities	77,275
	<u>620,614</u>
NET EARNINGS (LOSS)	<u><u>(5,099)</u></u>