

15 & 17 FITZGERALD ROAD



**FIRST
QUARTER
REPORT
2023**

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



JENNINGS
REAL ESTATE

UPDATE FROM THE GENERAL PARTNER

Dear Limited Partners,

We are pleased to provide you with the 2023 First Quarter Report.

As noted in our annual report, all above-grade space remains fully leased, with no leases expiring in 2023. Further, all below grade space was fully leased in Q1, 2023. We continue to employ a proactive approach and have engaged the two tenancies expiring in 2024, John G Cooke and CFR Engines, in lease renewal discussions.

No major capital expenditures were incurred during this quarter. For the remainder of 2023, we anticipate the completion of the on-going upgrade to LED lighting in TCC's space, and the installation of two backflow preventers as required by the City of Ottawa.

Finally, we are making a **distribution of \$28,000** 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 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	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 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 space (15 Fitzgerald) to LED; and
- Installing a backflow preventer in accordance with City of Ottawa requirements.



PROPERTY SUMMARY

TENANT / LEASING

As of March 31, 2023 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



PROPERTY SUMMARY

BELOW-GRADE SPACE

All below grade space is fully leased. The below grade tenants are a mix of storage tenants, operating business and storage for our above-grade tenants.

MARKET UPDATE

In Q1 2023, the Ottawa Deep West office market's vacancy rate increased to 14.5% which is up from 10.5% in Q3 2022. Despite the increase in vacancy, the average asking rent also increased to \$14.78 in Q1 2023 from \$14.73 in Q3 2022. (as per CBRE Q1 2023 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.



15 & 17 Fitzgerald Road Limited Partnership
Balance Sheet
as at March 31, 2023

Assets	March 31, 2023
Current	
Cash	\$ 204,486
Accounts Receivable	16,271
Prepaid Expenses	6,713
Income tax receivable	-
	<u>\$ 227,471</u>
Long - Term	
Deferred leasing costs	\$ 74,648
Deferred finance charges	15,827
Property, plant and equipment	4,627,203
	<u>\$ 4,717,678</u>
Total Assets	<u><u>\$ 4,945,149</u></u>
Liabilities and Investors' Equity	
Current	
Accounts payable and accrued liabilities	\$ 34,527
Deferred revenue	37,850
Government remittances payable	17,141
	<u>\$ 89,518</u>
Long-Term	
Long-term debt	\$ 4,072,327
Security deposits	39,899
	<u>4,112,225</u>
Total Liabilities	<u>\$ 4,201,743</u>
Investor's Equity	
Capital	\$ 710,688
Current period profit (loss)	32,718
Total Investors' Equity	<u>\$ 743,406</u>
Total Liabilities and Investor's Equity	<u><u>\$ 4,945,149</u></u>

15 & 17 Fitzgerald Road Limited Partnership
Income Statement
for the quarter ended March 31, 2023

Revenue

Rental Income	\$	226,958
	\$	<u>226,958</u>

Expense

Administrative fees	\$	11,901
Amortization		44,827
Interest on long-term debt		24,707
Management fees		9,305
Professional fees		2,345
Repairs and Maintenance		39,728
Utilities		30,866
Property Taxes		30,561
	\$	<u>194,240</u>

Net Income

\$ 32,718