

**302 LEGGET DRIVE**



**FIRST  
QUARTER  
REPORT  
2023**

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 2023 First Quarter Report.

As noted in our previous reports, the building remains fully leased, with no leases expiring in 2023.

No major capital expenditures were incurred during this quarter. For the remainder of 2023, we anticipate re-paving the west side of the parking lot, installing one backflow preventer as required by the City of Ottawa, and replacing one roof top unit.

Finally, we are making a **distribution of \$70,000** 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	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, we are advancing on the two projects that were initiated in the third quarter of 2022:

- Repaving the parking lot on the west side of the building; and
- Installing a backflow preventer in accordance with City of Ottawa requirements.

### MARKET UPDATE

In Q1 2023, the Ottawa, Deep West industrial vacancy rate was just 0.3%. This persistently low vacancy rate has led to the sixth consecutive quarter of industrial rental rate growth. The average asking rent for Ottawa Deep West is currently \$13.33 per square foot (as per CBRE Q1 2023 Ottawa Industrial Marketview).



## PROPERTY SUMMARY

### TENANT / LEASING

As of March 31, 2023, the building is fully leased with 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
<b>Total</b>	<b>85,092</b>	



## 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**  
**Income Statement**  
**for the quarter ended March 31, 2023**

	<u><u>March 31, 2023</u></u>
<b>Revenue</b>	
Rental Income	\$ 506,487
	<u>\$ 506,487</u>
<b>Expense</b>	
Administrative fees	\$ 20,182
Amortization	139,491
Interest on long-term debt	90,699
Management fees	18,431
Professional fees	3,220
Repairs and Maintenance	45,916
Utilities	45,939
Property Taxes	73,530
	<u>\$ 437,409</u>
<b>Net Income</b>	<u><u>\$ 69,078</u></u>

**302 Legget Drive Limited Partnership**  
**Balance Sheet**  
**as at March 31, 2023**

	<u><u>March 31, 2023</u></u>
<b>Assets</b>	
<b>Current</b>	
Cash	\$ 671,819
Accounts Receivable	27,398
Prepaid Expenses	14,856
Deposits	18,363
	<u>\$ 732,436</u>
<b>Long - Term</b>	
Deferred leasing costs	\$ 365,009
Deferred finance charges	152,318
Property, plant and equipment	11,176,815
	<u>\$ 11,694,142</u>
<b>Total Assets</b>	<u><u>\$ 12,426,578</u></u>

**302 Legget Drive Limited Partnership**

<b>Current</b>	
Accounts payable and accrued liabilities	\$ 248,293
Deferred revenue	7
Government remittances payable	49,014
	<u>\$ 297,313</u>
<b>Long-Term</b>	
Long-term debt	\$ 11,364,469
Security deposits	31,127
	<u>11,395,597</u>
<b>Total Liabilities</b>	<u>\$ 11,692,910</u>
<b>Investor's Equity</b>	
Capital	\$ 664,590
Current period profit (loss)	69,078
<b>Total Investors' Equity</b>	<u>\$ 733,668</u>
<b>Total Liabilities and Investor's Equity</b>	<u><u>\$ 12,426,578</u></u>