15 & 17 FITZGERALD ROAD

SECOND QUARTER REPORT 2023

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

JENNINGS
REAL ESTATE

JENNINGSDEVELOPMENTS.COM | 141 LAURIER AVE W | SUITE 402 | OTTAWA | K1P 5J2

UPDATE FROM THE GENERAL PARTNER

Dear Limited Partners,

We are pleased to provide you with the 2023 Second 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 continued to be fully leased. We continue to employ a proactive leasing approach, and have engaged the two tenancies expiring in 2024 in lease renewal discussions.

During the quarter, the installation of new backflow preventers, a requirement under a new City of Ottawa by-law, were completed at both properties. Both projects were completed under budget and ahead of schedule. We anticipate the completion of the on-going tenant improvements in Q3/Q4 2023.

Finally, we are making a **distribution of $28,000** at this time. Such amount will be mailed out on a proportionate basis. We expect distributions to continue as projected in the year end report. 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.

During Q2, two backflow preventers were installed in accordance with the City of Ottawa's bylaw. We continue to progress on the tenant improvements at 15 Fitzgerald, and anticipate completion in Q3 / Q4, 2023.

MARKET UPDATE

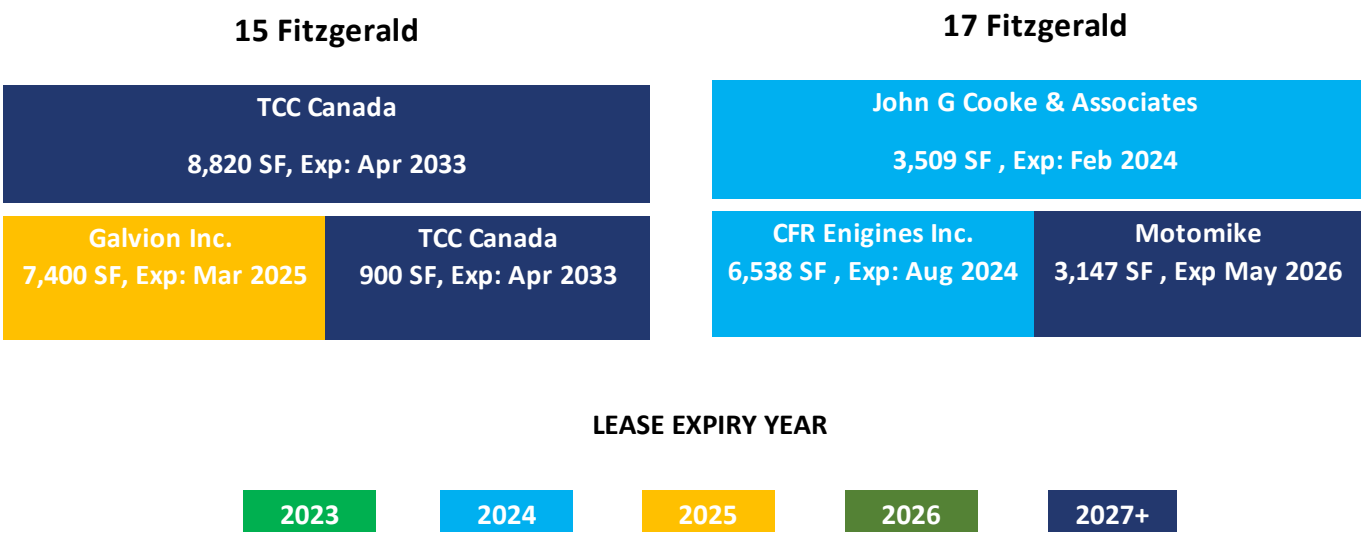
In Q2 2023, the Ottawa Deep West office market's vacancy rate increased to 15.4%, up from 14.5% in Q1 2023. Despite the increase in vacancy, the average asking rent remained stable at $14.70 per square foot in Q2 2023, down from $14.73 in Q1 2023. (as per CBRE Q2 2023 Ottawa Office Marketview).

PROPERTY SUMMARY

TENANT / LEASING

As of June 30, 2023 all above-grade and below 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	



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 June 30, 2023

Assets		
Current		
Cash	$	182,597
Accounts Receivable		8,528
Prepaid Expenses		4,367
	$	**195,491**
Long - Term		
Deferred leasing costs	$	70,104
Deferred finance charges		14,772
Property, plant and equipment		4,589,541
	$	**4,674,417**
Total Assets	**$**	**4,869,908**
Liabilities and Investors' Equity		
Current		
Accounts payable and accrued liabilities	$	18,947
Deferred revenue		37,831
Government remittances payable		14,609
	$	**71,386**
Long-Term		
Long-term debt	$	4,040,044
Security deposits		39,899
		4,079,942
Total Liabilities	**$**	**4,151,329**
Investor's Equity		
Capital	$	682,688
Current period profit (loss)		35,891
Total Investors' Equity	**$**	**718,579**
Total Liabilities and Investor's Equity	**$**	**4,869,908**

15 & 17 Fitzgerald Road Limited Partnership
Income Statement
for the period ended June 30, 2023

Revenue		
Rental Income	$	434,228
	$	**434,228**
Expense		
Administrative costs	$	23,802
Amortization		90,481
Interest on long-term debt		62,594
Property Management		18,609
Professional fees		10,235
Repairs and Maintenance		78,651
Utilities		52,842
Property Taxes		61,122
	$	**398,337**
Net Income	**$**	**35,891**