

**15 & 17 FITZGERALD ROAD**



**THIRD  
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 Third Quarter Report.

As noted in our second quarter 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 are happy to report that we have successfully entered into a lease extension agreement with our current tenant, John G Cooke & Associates, for their 3,509 square foot suite at 17 Fitzgerald Road. The term has been extended until February 28, 2029, and includes rental rate increases of 2.5% year over year. The lease extension requires the landlord to complete a number of upgrades within the suite, along with providing a three month base rent free period.

We are engaged with Stryten Energy to extend the lease for their existing suite comprising of 7,300 square feet, that was set to expire March 31, 2025. The contemplated extension of term would require the landlord to complete several improvements in the suite. We expect the extension to be completed in Q4, with the improvements starting shortly thereafter. The early renewal of Stryten Energy was not forecasted to happen so quickly, and these costs were not contemplated to occur in 2023 or 2024. These costs are now contemplated in our 2024 budget.

During the quarter, construction of the tenant improvements associated with the various lease extensions began, and we expect the conclusion of the work in early 2024.

To fund the above noted costs, associated with the various lease extensions, we will not be distributing any funds this quarter.

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.

We commenced completing tenant improvements at both 15 and 17 Fitzgerald Road, and anticipate completion of all projects in early 2024.

### MARKET UPDATE

In Q3 2023, the Ottawa Deep West office market's vacancy rate decreased to 14.6%, down from 15.4% in Q2 2023. The average asking rent remained stable at \$14.89 per square foot in Q2 2023, up from \$14.70 in Q1 2023 (as per CBRE Q3 2023 Ottawa Office Marketview).



## PROPERTY SUMMARY

### TENANT / LEASING

As of September 30, 2023 all above-grade and below grade space in both properties was 100% leased.

Tenant	Square Feet	Lease Expiry
CFR Engines	6,538	31-Aug-24
Stryten Energy	7,400	31-Mar-25
Motomike	3,147	31-May-26
John G. Cooke	3,509	28-Feb-29
TCC Canada	9,720	30-Apr-33
<b>TOTAL</b>	<b>30,314</b>	

#### 15 Fitzgerald

TCC Canada 8,820 SF, Exp: Apr 2033	
Stryten Energy 7,400 SF, Exp: Mar 2025	TCC Canada 900 SF, Exp: Apr 2033

#### 17 Fitzgerald

John G Cooke & Associates 3,509 SF, Exp: Feb 2029	
CFR Engines Inc. 6,538 SF, Exp: Aug 2024	Motomike 3,147 SF, Exp: May 2026

#### LEASE EXPIRY YEAR



## 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 September 30, 2023**

**Assets**

**Current**

Cash	\$	91,131
Accounts Receivable	\$	11,733
Prepaid Expenses	\$	2,183
	\$	<b>105,047</b>

**Long - Term**

Deferred leasing costs	\$	86,553
Deferred finance charges	\$	13,717
Property, plant and equipment	\$	4,627,891
	\$	<b>4,728,161</b>

**Total Assets**

**\$ 4,833,208**

**Liabilities and Investors' Equity**

**Current**

Accounts payable and accrued liabilities	\$	50,073
Deferred revenue	\$	39,141
Government remittances payable	\$	1,304
	\$	<b>90,518</b>

**Long-Term**

Long-term debt	\$	4,007,447
Security deposits	\$	39,899
	\$	<b>4,047,346</b>

**Total Liabilities**

**\$ 4,137,864**

**Investor's Equity**

Capital	\$	654,688
Current period profit (loss)	\$	40,656

**Total Investors' Equity**

**\$ 695,344**

**Total Liabilities and Investor's Equity**

**\$ 4,833,208**

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

**Revenue**

Rental Income	\$	641,084
	\$	<b>641,084</b>

**Expense**

Administrative costs	\$	35,703
Amortization		136,645
Interest on long-term debt		100,168
Property Management		27,914
Professional fees		13,793
Repairs and Maintenance		125,721
Utilities		69,112
Property Taxes		91,371
	\$	<b>600,427</b>

**Net Income**

	\$	<b>40,656</b>
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