

3750 N Bowesville Road



**THIRD
QUARTER
REPORT
2023**

Presented to:
the Limited Partners
of 3750 N. Bowesville
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.

Predevelopment activities continue to progress forward. During Q3 we received notice that the City of Ottawa planning staff are satisfied with our rezoning application and will recommend it for approval by city council. The application will now be reviewed and voted on by the City of Ottawa planning committee, and then city council in Q4. We continue to predict receiving full approval by Q4, 2023 for the additional residential density.

We are happy to report that we have successfully entered into a lease extension agreement with our current tenant, Mosaic Convention Centre. The term has been extended until June 30, 2029, and includes rental rate increases of 2.0% year over year. The lease extension provides the landlord the right to terminate the lease any time after June 30, 2025, by providing the tenant with 6-month prior written notice. The lease is structured such that we are provided with stable income right up to the start of development.

Regards,

Ken and Christian Jennings
Directors of the General Partner



PROPERTY SUMMARY

BUILDING INFORMATION

Built	1989 Approx.
Total Lot Acreage	1.66 acres
Building Size	20,000 sq ft
Parking	214 spaces

ZONING DESIGNATION

Designation	GM
Description	General Mixed Use 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 Q1, a vehicle struck the building hydro vault causing damage to the electrical system. Power was provided by a backup generator, while we continued to work with our insurance company on re-instating the hydro vault, and restoring permanent power to the building. In Q3, all restoration work was completed, and permanent power was restored to the building.

Given the development nature of the property no major capital work is required or forecasted.

TENANT / LEASING

As of September 30, 2023 the entire building was 100% leased.

Tenant	Square Feet	Rent	Lease Expiry
Mosaic Convention Centre	20,000	\$25,000 Per Month*	June 30, 2029

*Increasing at a rate of 2% on the anniversary date



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.



3750 Bowesville Road Limited Partnership
Balance Sheet
as at September 30, 2023

Assets

Current

Cash	\$	170,536
Accounts Receivable		83,995
Prepaid Expenses		24,537
Government remittances receivable		8,419
Deposits		-
	\$	287,487

Long - Term

Deferred leasing costs	\$	8,524
Deferred finance charges		16,429
Property, plant and equipment		6,870,348
	\$	6,895,301

Total Assets

\$ 7,182,788

Liabilities and Investors' Equity

Current

Accounts payable and accrued liabilities	\$	89,816
	\$	89,816

Long-Term

Long-term debt	\$	3,323,000
Security deposits		43,500
		3,366,500

Total Liabilities

\$ 3,456,316

Investor's Equity

Capital	\$	4,099,331
Current period profit (loss)		(372,860)

Total Investors' Equity

\$ 3,726,472

Total Liabilities and Investor's Equity

\$ 7,182,788

3750 Bowesville Road Limited Partnership
Income Statement
for the period ended September 30, 2023

Revenue

Rental Income	\$ 216,265
	<u>\$ 216,265</u>

Expense

Amortization	\$ 179,821
Interest on long-term debt	201,726
Property management	45,000
Professional fees	69,102
Repairs and maintenance	44,600
Utilities	8,948
Property Taxes	39,928
	<u>\$ 589,125</u>

Net Income (loss)

\$ (372,860)