

# 302 LEGGET DRIVE



**SECOND  
QUARTER  
REPORT  
2024**

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 2024 Second Quarter Report for 302 Legget Drive (the “Property”).

As noted in the annual report, the Property remains fully leased, with no leases expiring in 2024.

No major capital expenditures were incurred during the quarter. For the remainder of 2024, we anticipate replacing selective HVAC equipment.

Finally, we are making a distribution of **\$75,000** at this time. Currently, we expect distributions to continue as projected in the annual 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	1975 and 1981
Total Lot Acreage	4.61 acres
Building Size	85,092 sf
Parking	+/- 150 spaces

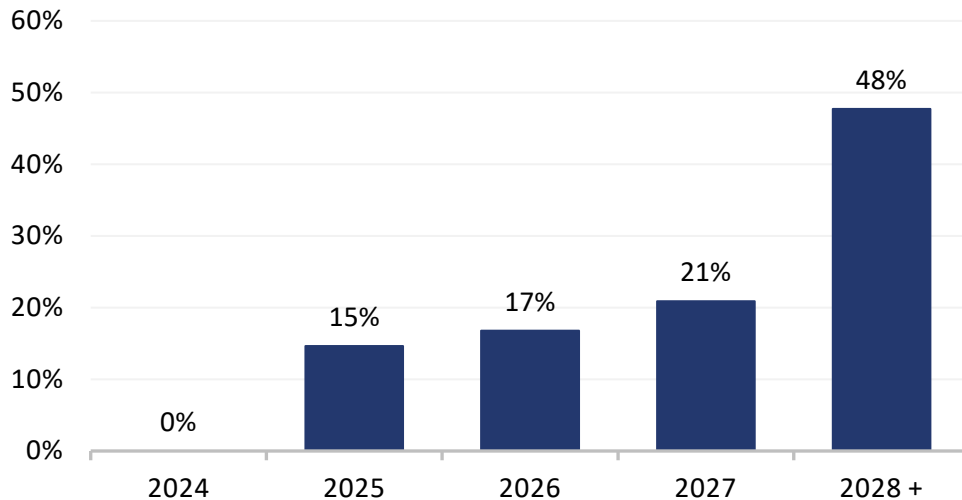
### ZONING DESIGNATION

Designation	IG6
Description	General Industrial
Municipality	City of Ottawa

## LEASING

The Property remains 100% leased. The chart below illustrates the upcoming lease expirations at the Property, broken down as a percentage of the total square feet, spanning the next five years:

**Lease Expiry Profile**



The Property's weighted average lease term is 3.5 years, with an average weighted base rent of \$14.41 per square foot.



## MARKET UPDATE

In Q2 2024, the Ottawa Deep West industrial vacancy rate was 1.7%, a decrease of 0.4% from 2.1% in Q1, 2024. The average asking rent for Ottawa Deep West declined in Q2, and is currently \$13.79 per square foot, a decline of \$1.92 from Q1, 2024 (CBRE Q2 2024 Ottawa Industrial Marketview). The decrease in asking net rent is not due to a lack of demand or an oversupply of space. Instead, it is primarily caused by the small amount of available space for lease, being discounted for factors such as limited or challenged loading areas, low ceiling heights, or extensive office build-outs.

## CAPITAL EXPENDITURES AND IMPROVEMENTS

During the quarter, maintenance was performed on the main electrical service for the Property. This was performed after hours, with limited disruption to tenants.

The planning process is underway to replace HVAC equipment at the Property, which is expected to commence in Q3 2024.



## 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.



## Balance Sheet

Period = Jun 2024

Book = Accrual ; Tree = property b/s

	As at 06/2024	As at 12/2023
<b>Assets</b>		
<b>Current Assets</b>		
Cash	678,371	828,087
Accounts receivable	884	1,604
Sales tax receivable	16,868	52,297
Prepaid expenses	25,584	35,627
<b>Total Current Assets</b>	<b>721,707</b>	<b>917,615</b>
<b>Long-Term Assets</b>		
Rental properties	10,954,536	11,116,435
Deferred finance charges	101,545	121,854
Deferred leasing costs	305,508	340,122
<b>Total Long-Term Assets</b>	<b>11,361,589</b>	<b>11,578,412</b>
<b>Total Assets</b>	<b>12,083,296</b>	<b>12,496,027</b>
<b>Liabilities &amp; Partner's Equity</b>		
<b>Current Liabilities</b>		
Accounts payable & accrued liabilities	199,106	391,008
Tenant deposits and prepaid rents	31,139	31,139
Government remittances	66,932	64,247
<b>Total Current Liabilities</b>	<b>297,177</b>	<b>486,395</b>
<b>Long-Term Liabilities</b>		
Mortgages payable	11,057,682	11,181,863
<b>Total Long-Term Liabilities</b>	<b>11,057,682</b>	<b>11,181,863</b>
<b>Total Liabilities</b>	<b>11,354,859</b>	<b>11,668,258</b>
<b>Partner's Equity</b>		
Partner contributions	4,406,630	4,406,630
Partner distributions	-4,903,612	-4,628,613
Partner share of accumulated earnings (deficit)	1,049,752	676,573
Current period earnings (loss)	175,668	373,179
<b>Total Equity</b>	<b>728,437</b>	<b>827,769</b>
<b>Total Liabilities &amp; Partner's Equity</b>	<b>12,083,296</b>	<b>12,496,027</b>

## Income Statement

Period = Jun 2024

Book = Accrual ; Tree = property pnl

	Period ended 06/2024	Period ended 06/2023
<b>Revenues</b>		
Rental income	1,017,146	980,178
Interest income	32,844	30,669
<b>Total revenues</b>	<b>1,049,990</b>	<b>1,010,848</b>
<b>Operating expenses</b>		
Amortization	281,671	278,875
Interest on long-term debt	177,348	181,079
Property taxes	150,252	147,060
Repairs and maintenance	46,787	62,073
Utilities	106,284	89,170
General and administrative	50,528	67,042
Property management	43,822	36,862
Professional fees	7,455	6,186
Insurance	9,454	8,912
Bank charges and interest	721	340
<b>Total operating expenses</b>	<b>874,321</b>	<b>877,599</b>
<b>Net income (loss)</b>	<b>175,668</b>	<b>133,248</b>