

302 LEGGET DRIVE



THIRD 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 Third 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

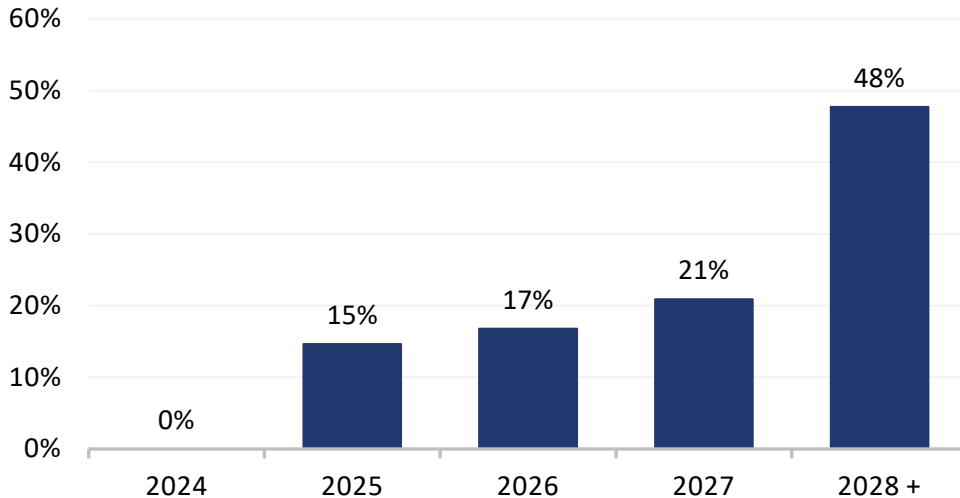
ZONING DESIGNATION

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 3.24 years, with an average weighted base rent of \$14.41 per square foot.



MARKET UPDATE

In Q3 2024, the Ottawa Deep West industrial vacancy rate was 0.8%, a decrease of 0.9% from 1.7% in Q2 2024. The average asking rent for Ottawa Deep West increased in Q3, and is currently \$15.86 per square foot, an increase of \$2.07 from Q2 2024 (as per CBRE Q3 2024 Ottawa Industrial Marketview). This rise in asking net rent is attributed to the withdrawal of a large warehouse space with limited loading capacity and low ceiling height, which had been priced below market due to these characteristics.

CAPITAL EXPENDITURES AND IMPROVEMENTS

New HVAC equipment for the property has been ordered and is currently being manufactured and shipped. Installation is expected to begin as soon as the equipment is received.

The City of Ottawa has replaced infrastructure on Legget Drive in front of the property, including a culvert, as well as sewer and water lines. This project was coordinated with the City and the general contractor to minimize disruption to tenant business operations.



City of Ottawa Infrastructure Work at 302 Legget Dr



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 LP (302leg)

Balance Sheet

Period = Sep 2024

Book = Accrual ; Tree = property b/s

	As at 09/2024	As at 12/2023
Assets		
Current Assets		
Cash	808,855	828,087
Accounts receivable	0	1,604
Sales tax receivable	16,396	52,297
Prepaid expenses	20,179	35,627
Total Current Assets	845,431	917,615
Long-Term Assets		
Rental properties	10,853,594	10,892,997
Assets under construction	0	223,438
Deferred finance charges	91,391	121,854
Deferred leasing costs	288,743	340,122
Total Long-Term Assets	11,233,727	11,578,412
Total Assets	12,079,158	12,496,027
Liabilities & Partner's Equity		
Current Liabilities		
Accounts payable & accrued liabilities	204,042	390,625
Prepaid rents	0	12
Payable to related parties	0	383
Government remittances	70,938	64,247
Current portion of long-term debt	346,657	352,704
Total Current Liabilities	621,637	807,972
Long-Term Liabilities		
Mortgages payable	10,648,189	10,829,159
Tenant deposits	31,127	31,127
Total Long-Term Liabilities	10,679,317	10,860,286
Total Liabilities	11,300,954	11,668,258
Partner's Equity		
Partner contributions	4,406,630	4,406,630
Partner distributions	-4,978,612	-4,628,613
Partner share of accumulated earnings (deficit)	1,049,752	676,573
Current period earnings (loss)	300,435	373,179
Total Equity	778,204	827,769
Total Liabilities & Partner's Equity	12,079,158	12,496,027

Income Statement

Period = Sep 2024

Book = Accrual ; Tree = property pnl

	Period ended 09/2024	Period ended 09/2023
Revenues		
Rental income	1,538,360	1,476,126
Interest income	48,894	46,998
Other income	240	0
Total revenues	1,587,494	1,523,124
Operating expenses		
Amortization	418,175	416,840
Interest on long-term debt	265,277	240,796
Property taxes	229,950	226,500
Repairs and maintenance	70,646	74,186
Utilities	138,150	132,913
General and administrative	75,791	97,574
Property management	65,734	55,293
Professional fees	7,780	7,115
Insurance	14,319	13,368
Bank charges and interest	1,237	653
Total operating expenses	1,287,059	1,265,239
Net income (loss)	300,435	257,885