

310 HUNT CLUB ROAD



**THIRD
QUARTER
REPORT
2024**

Presented to:
the Limited Partners
of the 310 Hunt Club Road
Limited Partnership



NOTICE FROM THE GENERAL PARTNER

Dear Limited Partners,

We are pleased to provide you with the 2024 Third Quarter Report for 310 Hunt Club Road (the “Property”).

A tenant occupying 19% of the Gross Leasable Area (GLA), VBI Vaccines, filed for protection under the Creditor's Arrangement Act. This was unexpected, as the tenant had no prior payment issues since moving into the Property in 2016. We are actively working with the monitor of the bankruptcy to recover any outstanding amounts owed to the Property.

Our marketing campaign for the space has started, and so far, feedback from the tenant market has been positive.

The Property remains cash flow positive even with the departure of VBI, however due to the outstanding rental payment for July, and vacancy at the Property, we will not distribute funds at this time.

Upon leasing the vacancy at the Property, we will be able to resume regular distributions.

At year-end, we will provide a comprehensive summary and report on annual returns.

Regards,

Ken and Christian Jennings
Directors of the General Partner



PROPERTY SUMMARY

Building Information

Built	2006
Total Lot Acreage	2.80 acres
Building Size	52,370 sf
Parking	211 spaces

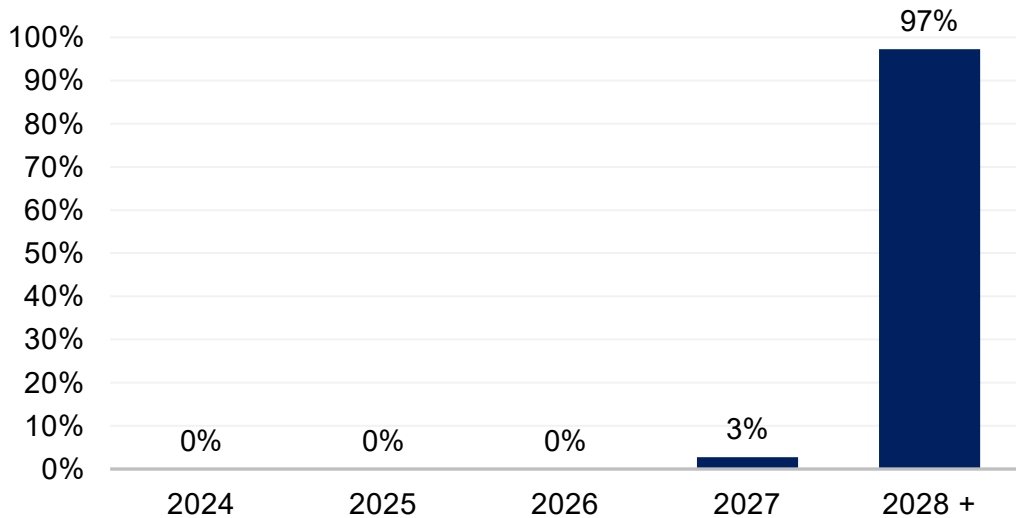
Zoning Designation

Designation	T1A
Description	Airport Lands
Municipality	City of Ottawa

LEASING

The Property is currently 81% leased. The chart below illustrates the upcoming lease expirations at the Property, broken down as a percentage of the total leased square feet, spanning the next five years:

LEASE EXPIRY PROFILE



The Property’s weighted average lease term is 12.22 years, with an average weighted base rent of \$15.09 per square foot.



MARKET UPDATE

The Ottawa South office market's vacancy rate decreased from 9.1% in Q2, 2024 to 8.9% in Q3, 2024. The Ottawa South office market continues to outperform all other geographic areas in Ottawa. The average asking net rental rate increased \$0.16 per square foot, from \$15.28 per square foot in Q2, 2024 to \$15.44 per square feet in Q3, 2024 (as per CBRE Q3 2024 Ottawa Office Marketview).

CAPITAL EXPENDITURES AND IMPROVEMENTS

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.

Planning has begun for the replacement of the roof and HVAC system. We expect to undertake these replacements in the medium term.



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.



Income Statement

Period = Sep 2024

Book = Accrual ; Tree = property pnl

	Period ended 09/2024	Period ended 09/2023
Revenues		
Rental income	1,394,740	1,302,185
Interest income	7,477	10,522
Other income	3	0
Total revenues	1,402,221	1,312,707
Operating expenses		
Amortization	282,909	284,636
Interest on long-term debt	113,595	117,472
Property taxes	191,847	187,265
Repairs and maintenance	312,720	219,532
Utilities	165,733	178,549
General and administrative	124,911	161,969
Property management	40,390	42,234
Professional fees	7,761	10,312
Insurance	16,574	11,020
Bad debts	38,722	0
Bank charges and interest	5,509	3,744
Total operating expenses	1,300,670	1,216,733
Net income (loss)	101,550	95,974

Balance Sheet

Period = Sep 2024

Book = Accrual ; Tree = property b/s

	As at 09/2024	As at 12/2023
Assets		
Current Assets		
Cash	249,685	249,468
Marketable securities and short term investments	78,167	78,167
Accounts receivable	6,377	43,190
Sales tax receivable	27,799	40,790
Prepaid expenses	49,014	44,360
Total Current Assets	411,041	455,974
Long-Term Assets		
Rental properties	6,189,354	6,385,894
Assets under construction	20,791	7,630
Deferred finance charges	16,250	26,000
Deferred leasing costs	788,799	850,753
Total Long-Term Assets	7,015,194	7,270,277
Total Assets	7,426,236	7,726,251
Liabilities & Partner's Equity		
Current Liabilities		
Accounts payable & accrued liabilities	69,207	118,865
Prepaid rents	216	295
Payable to related parties	141	646
Government remittances	59,443	59,487
Current portion of long-term debt	206,346	202,376
Total Current Liabilities	335,353	381,669
Long-Term Liabilities		
Mortgages payable	5,565,762	5,721,021
Tenant deposits	357,287	357,287
Total Long-Term Liabilities	5,923,049	6,078,308
Total Liabilities	6,258,401	6,459,977
Partner's Equity		
Partner contributions	3,081,500	3,081,500
Partner distributions	-2,689,375	-2,489,384
Partner share of accumulated earnings (deficit)	674,159	500,285
Current period earnings (loss)	101,550	173,874
Total Equity	1,167,834	1,266,274
Total Liabilities & Partner's Equity	7,426,236	7,726,251