

3750 North Bowesville
Road



**THIRD
QUARTER
REPORT
2024**

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 2024 Third Quarter Report.

The zoning by-law amendment application and subsequent approval from the City of Ottawa was achieved in the first quarter of 2024. The approval and authorization allows the site to construct up to 363,231 square feet of residential density, which is a fivefold increase from the density at the time of purchase, and is more than the 345,000 square feet initially projected.

We are pleased to announce that we have successfully entered a lease amendment with our current tenant, Mosaic Convention Centre. Following an evaluation of the development timeline, we negotiated a modification to the lease term, and an average annual rental increase of 10.6%. In return, the landlord's right to terminate the lease has been revised to June 30, 2026, with a requirement to provide the tenant with six months' prior written notice. This lease adjustment increases our immediate holding income as we prepare for the anticipated start of development.

We continue to plan for the development by preparing the various studies and reports required for a site plan application, as well as performing market and financial analysis on the 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 the quarter, no capital expenditures were occurred.

LEASING

The current lease agreement extends until 2029 and is structured to include an option for the Landlord to terminate the lease with the Tenant. This feature ensures a stable income for the Landlord up until the commencement of construction.

Tenant	Square Feet	Rent	Lease Expiry
Mosaic Convention Centre	20,000	\$26,000 Per Month*	June 30, 2029

*Increasing at an average rate of 10.6% annually on the anniversary date (July 1)



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.



Tudor Hall Inc. (3750nb)

Income Statement

Period = Sep 2024

Book = Accrual ; Tree = property pnl

	Period ended 09/2024	Period ended 09/2023
Revenues		
Rental income	226,500	162,500
Interest income	0	3,765
Other income	0	50,000
Total revenues	226,500	216,265
Operating expenses		
Amortization	177,738	179,821
Interest on long-term debt	208,679	201,287
Property taxes	48,752	39,928
Repairs and maintenance	22,626	33,334
Utilities	0	8,948
General and administrative	0	228
Property management	45,000	45,000
Professional fees	1,238	69,102
Insurance	10,359	10,840
Bank charges and interest	1,123	637
Total operating expenses	515,515	589,125
Net income (loss)	-289,015	-372,860

Balance Sheet

Period = Sep 2024

Book = Accrual ; Tree = property b/s

	As at 09/2024	As at 12/2023
Assets		
Current Assets		
Cash	232,604	56,486
Accounts receivable	848	131,041
Sales tax receivable	2,918	14,226
Prepaid expenses	17,142	13,781
Total Current Assets	253,511	215,533
Long-Term Assets		
Rental properties	6,690,966	6,851,274
Assets under construction	57,767	51,042
Deferred finance charges	8,543	14,457
Deferred leasing costs	667	12,182
Total Long-Term Assets	6,757,942	6,928,955
Total Assets	7,011,454	7,144,488
Liabilities & Partner's Equity		
Current Liabilities		
Accounts payable & accrued liabilities	25,078	116,715
Payable to related parties	0	-716
Government remittances	0	3,098
Total Current Liabilities	25,078	119,097
Long-Term Liabilities		
Mortgages payable	3,573,000	3,323,000
Tenant deposits	43,500	43,500
Total Long-Term Liabilities	3,616,500	3,366,500
Total Liabilities	3,641,578	3,485,597
Partner's Equity		
Partner contributions	4,207,483	4,207,483
Partner share of accumulated earnings (deficit)	-548,592	-108,152
Current period earnings (loss)	-289,015	-440,440
Total Equity	3,369,875	3,658,891
Total Liabilities & Partner's Equity	7,011,454	7,144,488