

PRAIRIE PROVINCES QUARTERLY INVESTMENT REPORT

September 2010

CALGARY, Alberta

FOR SALE - Westmount Phase I

Westmount Towne Centre, Okotoks, AB



Sale Price: \$8,000,000
Area: 24,412 Sq. Ft.
NOI: \$630,000
Contact: Shane Olin

FOR SALE - 1501 - 17th Avenue S.W.

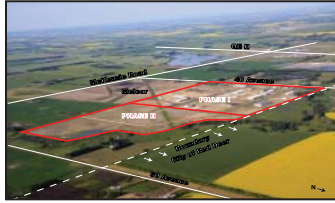
Calgary, AB



Sale Price: \$1,200,000
Area: 2,444 Sq. Ft.
Contact: Shane Olin
Wing Tang

FOR SALE - Clearview Industrial Park

Red Deer, AB



Sale Price: \$275,000 -
\$295,000/Acre
Area: 1.02 - 9.0 Acre
Lots
Zoning: Light Industrial
Contact: Daniel Goldstrom

FOR SALE - 97 Prairie Place SE

Calgary, AB



Sale Price: \$1,900,000
Area: 4.7 Acres
NOI: \$96,000/Annum
Contact: Shane Olin
Daniel Goldstrom

BUILD TO SUIT - Retail Development

Okotoks, AB



Area: 1.8 Acres
Building: 16,610 Sq. Ft.
Contact: Shane Olin

SOLD - Riviera Centre

5720 Macleod Trail S, Calgary, AB



Sale Price: \$3,500,000
Area: 29,411 Sq. Ft.
NOI: \$351,000
Cap Rate: 10%
Sale Date: Nov. 2009
Contact: Shane Olin

SOLD - Westmount Phase II

Westmount Towne Centre, Okotoks, AB



Sale Price: \$10,200,000
Area: 24,023 Sq. Ft.
NOI: \$783,000
Sale Date: May 2010
Contact: Shane Olin
Daniel Goldstrom

SOLD - 650 South Railway Avenue

Drumheller, AB



Sale Price: \$2,700,000
Area: 10,537 Sq. Ft.
NOI: \$235,782
Cap Rate: 8.73%
Sale Date: Dec. 2009
Contact: Shane Olin

SOLD - Willowglen Business Park

Calgary, AB



Sale Price: \$28,300,000
Area: 285,813 SF/21 Ac.
Parking: 1,300 Surface
Cap Rate: 8.30%
Sale Date: Oct. 2009
Contact: Daniel Goldstrom

EDMONTON, Alberta

FOR SALE - 1004 - 7th Avenue

Nisku, AB



Sale Price: \$1,200,000
Area: 2.97
Contact: Chad Giffiths

FOR SALE - 5705 - 76th Avenue

Edmonton, AB



Sale Price: \$15,000,000
Area: 163,021 Sq. Ft.
NOI: \$1,307,436
Contact: Karen Telford
Rein Tammets

FOR SALE - 6762/64 - 75 Street

Edmonton, AB



Sale Price: \$995,000
Area: 4,713 Sq. Ft.
Contact: Ken Saunders

FOR SALE - 5960 - 17th Street

Edmonton, AB



Sale Price: \$7,000,000
Area: 20 Acres
Contact: Rein Tammets

FOR SALE - 6408 - 72A Avenue

Edmonton, AB



Sale Price: \$1,250,000
Area: 1.65 Acres
Contact: Frank Gibson
Karen Chayka

FOR SALE - Acheson Land

NE Corner of Hwy 16A & Hwy 60, Parkland County, AB



Sale Price: \$2,450,000
Area: 12.29 Acres
Contact: Frank Gibson
Karen Chayka

SOLD - 10025 - 51st Avenue

Edmonton, AB



Sale Price: \$7,300,000
Building: 79,615 Sq. Ft.
Site: 7.4 Acres
Contact: Karen Telford

SOLD - 3120 - 93rd Street

Edmonton, AB



Sale Price: \$2,500,000
Area: 17,382 Sq. Ft.
Contact: Jim Barkwell

SOLD - 3304/24 Parsons Road

Edmonton, AB



Sale Price: \$2,900,000
Area: 27,000 Sq. Ft.
NOI: \$66,000
Contact: Frank Gibson

PRAIRIE PROVINCES QUARTERLY INVESTMENT REPORT

REGINA, Saskatchewan

FOR SALE - Artistic Iron Works

805 Winnipeg Street, Regina, SK



Sale Price: \$1,350,000
Site: 24,236 Sq. Ft.
Contact: Jim Thompson

FOR SALE - Royal Hotel

Weyburn, SK



Sale Price: No fixed price
Area: 28,391 Sq. Ft.
Contact: Micky Schmitz

FOR SALE

Wynyard, SK



Sale Price: \$1,500,000
Site: 12 Acres
Building: 43,500 Sq. Ft.
Contact: Brian Tiefenbach

FOR SALE - 102 Minard Road

Lampman, SK



Sale Price: \$2,999,000
Site: 9.92 Acres
Building: 11,000 Sq. Ft.
Contact: Linely Schaefer

SOLD - Ratner Building

1942-1950 Hamilton Street, Regina, SK



Sale Price: \$6,000,000
Area: 58,000 Sq. Ft.
Zoning: D (downtown)
Contact: Jim Kambeitz
Jim Thompson

SOLD - 651 Henderson Drive, 402 McDonald Street & 310 Hoffer Drive

Regina, SK



Sold Price: \$17,000,000
Area: 183,438 Sq. Ft.
Zoning: IA
Contact: Paul Mehlsen

SOLD - 1916 Dewdney Avenue

Regina, SK



Sale Price: \$1,600,000
Area: 4 Floors
11,000/floor
Zoning: WH
Contact: Paul Mehlsen

Build on the power of our network. TM

The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to purchase.

ALBERTA

CALGARY



Population: 1,076,000 (July 2010)
Unemployment: 6.8% (July 2010)

Land Prices

Prime Retail Sites: \$800,000 - \$1,000,000 per acre
Light Industrial Sites: \$300,000 - \$500,000 per acre

Cap Rates

A Class Retail: 6.75% - 7.75%
B Class Retail: 8.00% - 9.00%
A Class Industrial: 7.25% - 8.00%
B Class Industrial: 8.00% - 9.00%
A Class Office: 7.50% - 9.00%
B Class Office: 9.00% - 10.50%

ALBERTA

EDMONTON



Population (Metro Area): 1,102,401
Unemployment: 7.1% (July 2010)

Land Prices

Suburban Prime Retail Sites: \$650,000 - \$1,100,000 per acre
Light Industrial Sites: \$450,000 - \$650,000 per acre

Cap Rates

A Class Retail: 6.75% - 7.75%
B Class Retail: 7.50% - 8.50%
A Class Industrial: 7.00% - 7.50%
B Class Industrial: 7.75% - 8.75%
A Class Office: 6.75% - 7.25%
B Class Office: 7.50% - 8.50%

SASKATCHEWAN

REGINA



Population: 193,299
Unemployment: 5.4% (July)

Land Prices

Prime Retail Sites: \$700,000 - \$900,000 per acre
Light Industrial Sites: \$225,000 per acre

Cap Rates

A Class Retail: 7.25%
B Class Retail: 8.00% - 8.50%
A Class Industrial: 7.25% - 7.75%
B Class Industrial: 8.00% - 8.50%
A Class Office: 7.00% - 8.00%
B Class Office: 8.00% - 8.50%

PRAIRIE PROVINCES

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September 2010

CALGARY

Shane Olin
(403) 313-5305
solin@naicalgary.com

Daniel Goldstrom
(403) 291-8864
dgoldstrom@naicalgary.com

Wing Tang
(403) 291-8872
wtang@naicalgary.com

OFFICE
Suite 211, 4014 Macleod Trail S
Calgary, AB T2G 2R7
Phone: (403) 214-2344

EDMONTON

Frank Gibson
fgibson@naiedmonton.com

Rein Tammets
rtammets@naiedmonton.com

Karen Telford
ktelford@naiedmonton.com

Ken Saunders
ksaunders@naiedmonton.com

Chad Griffiths
cgriffiths@naiedmonton.com

OFFICE
4601 99 Street NW
Edmonton, AB T6E 4Y1
Phone: (780) 436-7410
Fax: (780) 436-9882
email: nai@naiedmonton.com

REGINA

Jim Thompson
(306) 525-3344
jimt@naisask.com

Micky Schmitz
(306) 525-3344
mickys@naisask.com

Linely Schaefer
(306) 525-3344
lschaefer@naisask.com

Paul Mehlsen
(306) 525-3344
paulm@naisask.com

Brian Tiefenbach
(306) 525-3344
briant@naisask.com

OFFICE
Suite 120 - 1230 Blackfoot Drive
Regina, Saskatchewan S4S 7G4
Phone: (306) 525-3344