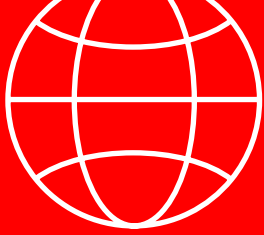




INVESTMENT  
SUMMARY

# LAVAL PREMIER INDUSTRIAL PORTFOLIO





# EXECUTIVE SUMMARY



## PRIME CLASS A INDUSTRIAL PORTFOLIO

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On behalf of Industriel Blvd. Laval Limited Partnership (the "Vendor"), Jones Lang LaSalle Real Estate Services, Inc. ("JLL Canada") is pleased to offer for sale a 100% freehold interest in an exceptional, five-property Class A industrial portfolio located at 4075, 4101-4117, 4133-4137, 4177-4201 Industrial Boulevard and 5555 William-Price Street, in Laval, Québec (the "Properties" and/or the "Portfolio").

Built between 2002 and 2006 to outstanding technical standards, the 391,937 SF Portfolio boasts clear heights ranging from 24' to 34'. The Properties are 100% occupied with a WALT of 5.9 years, leased to excellent covenant tenants, which include Mecaer Aviation Group, Iron Mountain, Bissett Fastener, Quo Vadis and John Brooks.

The Portfolio benefits from a weighted average rent that is significantly below market, as well as providing additional development land for the incoming investor. The Portfolio is strategically located in the heart of Laval's Center Industrial Park, one of the GMA's most important industrial hubs, providing exceptional access to Highways 15 and 440.

The sale of the Laval Premier Industrial Portfolio offers investors a rare opportunity to acquire an exceptional quality, new generation industrial portfolio of scale with significant upside potential.



# PROPERTY SPECIFICATIONS



PROPERTY	GLA	YEAR BUILT	OCCUPANCY	WALT	CLEAR HEIGHT	SHIPPING DOORS	MAJOR TENANTS
1 4075 INDUSTRIAL	50,400 SF	2003	100%	1.1	26 ft.	5 loading-docks 1 drive-in door	Wolseley
2 4101-4117 INDUSTRIAL	54,236 SF	2004	100%	1.8	24 ft.	7 loading docks 1 drive-in doors	John Brooks Company
3 4133-4137 INDUSTRIAL	61,483 SF	2005	100%	8.2	26 ft.	9 loading docks 1 drive-in doors	G-Tek
4 4177-4201 INDUSTRIAL	150,818 SF	2004	100%	7.4	26 ft.	17 loading docks 1 drive-in doors	Imprimerie l'Empreinte, Iron Mountain, Quo Vadis
5 5555 WILLIAM-PRICE	75,000 SF	2002	100%	7.1	34 ft.	6 loading docks 1 drive-in door	Mecaer Aviation Group
<b>TOTAL</b>	<b>391,937</b>		<b>100%</b>	<b>5.9</b>			





# INVESTMENT HIGHLIGHTS

**4177-4201**

INDUSTRIAL  
150,818 SF - 26 ft.

**4133-4137**

INDUSTRIAL  
61,483 SF - 26 ft.

**4101-4117**

INDUSTRIAL  
54,236 SF - 24 ft.

**4075**

INDUSTRIAL  
50,400 SF - 26 ft.

## EXCEPTIONAL QUALITY INDUSTRIAL PORTFOLIO OF SCALE

The 391,937 SF Portfolio is comprised of five exceptional quality, Class A, industrial buildings. Built to outstanding technical standards (2002-06), the Portfolio is highly functional and benefits from clear heights ranging from 24' to 34' ft. In addition, the Properties provide excellent shipping/receiving, as well as optimal warehouse configurations and office ratios. The Portfolio has benefited from long-term institutional ownership with a structured capital program.

**5555**

WILIAM-PRICE  
75,000 SF - 34 ft.

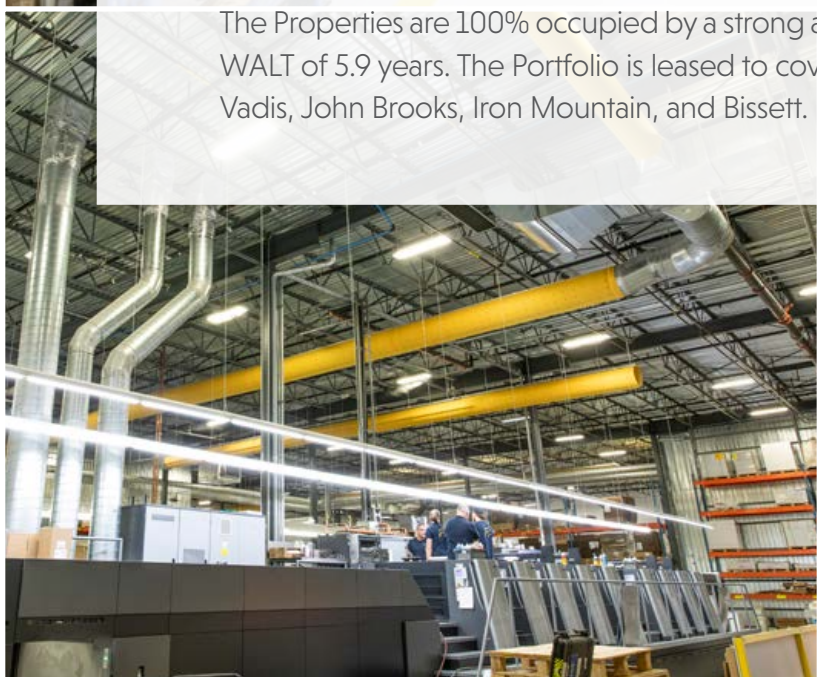


# INVESTMENT HIGHLIGHTS



## STRONG AND DIVERSE ROSTER OF TENANTS

The Properties are 100% occupied by a strong and diverse roster of tenants, benefitting from a WALT of 5.9 years. The Portfolio is leased to covenant tenants, including Mecaer Aviation, Quo Vadis, John Brooks, Iron Mountain, and Bissett.



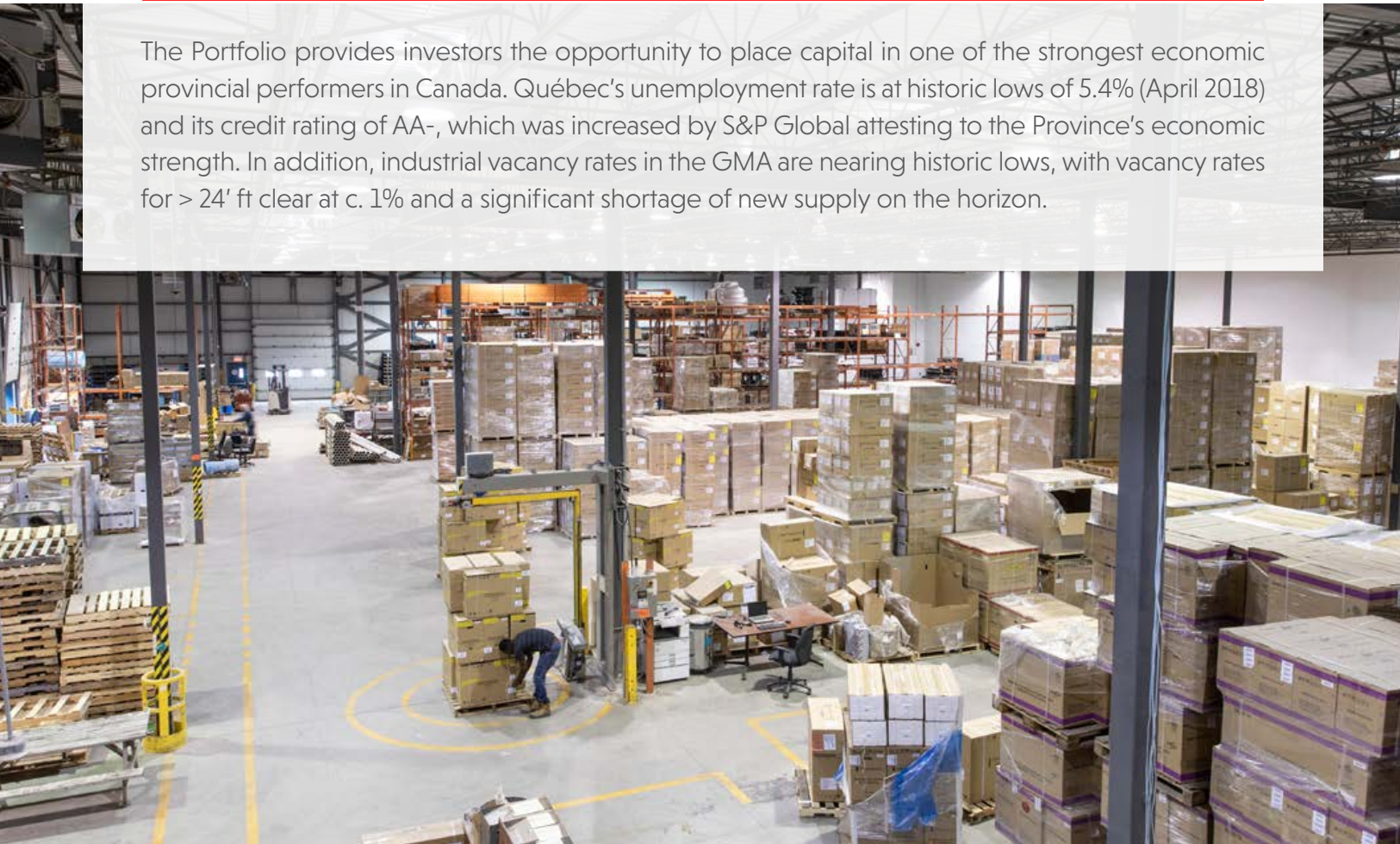


# INVESTMENT HIGHLIGHTS



## STRONG MARKET FUNDAMENTALS

The Portfolio provides investors the opportunity to place capital in one of the strongest economic provincial performers in Canada. Québec's unemployment rate is at historic lows of 5.4% (April 2018) and its credit rating of AA-, which was increased by S&P Global attesting to the Province's economic strength. In addition, industrial vacancy rates in the GMA are nearing historic lows, with vacancy rates for > 24' ft clear at c. 1% and a significant shortage of new supply on the horizon.





# INVESTMENT HIGHLIGHTS

## FIRST CLASS LOCATION

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The Portfolio is strategically located in the Laval Centre Park, one of the largest municipal industrial parks in the Province, with 14 million square feet of inventory. The Portfolio benefits from exceptional accessibility to the Ontario and US markets via Highways 15, 13, 440, & 640. Laval is the third largest municipality in the Province of Québec and one of the fastest growing. Laval is an economic leader in the Province and boasts one of the top municipal credit ratings (AA, S&P) in Canada.



## SIGNIFICANT UPSIDE POTENTIAL

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The average weighted net rent for the Portfolio is currently 12% under-market, providing investors with significant leasing upside potential. Furthermore, 4133-4137 Industrial Boulevard benefits from 120,000 SF of additional land providing c. 60,000 SF of future expansion potential.

ISLAND OF  
MONTRÉAL

DOWNTOWN  
MONTRÉAL

ISLAND OF  
LAVAL

4075-4201  
INDUSTRIAL



Industrial Boulevard

Corbusier Boulevard

Dagenais Boulevard

Rossignol Boulevard



5555  
WILLIAM-PRICE

## OFFERING PROCESS

JLL has been exclusively retained on behalf of the Vendor to seek proposals for the acquisition of the Portfolio. Interested parties will be required to execute and submit the Confidentiality Agreement prior to receiving access to JLL's Dataroom for detailed information in regard to the Portfolio. Interested parties are invited to submit a Letter of Intent ("LOI") by a due date which will be provided by the Advisor at least 14 days in advance of the due date.

## CONTACT DETAILS

### SCOTT SPEIRS

Executive Vice President  
Capital Markets  
+ 1 514 667 5663  
scott.speirs@am.jll.com

### MAXIME FOUCAUD

Associate Vice President  
Capital Markets  
+ 1 514 667 5699  
maxime.foucaud@am.jll.com



Jones Lang LaSalle Inc. Real Estate Agency  
1 Place Ville-Marie, Suite 3838, Montréal, Québec, H3B 4M6  
T. + 1 514 849 8849 | www.jll.ca



## **CONFIDENTIALITY AGREEMENT LAVAL PREMIER INDUSTRIAL PORTFOLIO**

In connection with our interest in purchasing the portfolio located at 4075, 4101-4117, 4133-4137, 4177-4201 Industrial Boulevard, and 5555 William-Price Street, in Laval (the "Properties" and/or the "Portfolio"), you and/or your affiliates, agents, advisors, employees and representatives may be furnishing to us or our agents, advisors, representatives and employees or to our affiliated companies, partnerships or other entities or their agents, advisors, representatives or employees (collectively our "Representatives") certain information (including opinions, surveys, reports, rent rolls, leases and tenant information) which information is non-public and confidential in nature. Said information and any other information of such nature furnished to us or our Representatives, together with any analyses, compilations, forecasts, studies or other documents prepared by us or our Representatives which contain or otherwise reflect such information, our review of or interest in the Portfolio, is hereinafter collectively referred to as the «Information».

Consequently:

1. We agree to disclose the Information only to our Representatives who need to know the Information for the purposes of evaluating the aforesaid transaction, who are informed by us of the confidential nature of the Information and who agree in writing in your favour to act in accordance with the terms and conditions of this Agreement. Notwithstanding such agreement, we shall continue to be responsible for any breach of this Agreement by us or by our Representatives;
2. Except and only to the extent required by law, we and our Representatives will not disclose to any person the fact that the Information has been made available, that discussions or negotiations are taking place or have taken place concerning a possible transaction involving us or the Properties or any of the terms, conditions or other facts with respect to any such possible transaction, including the status thereof;
3. All copies of the Information (including any computer files containing such information), except for that portion of the Information which consists of analyses, compilations, forecasts, studies or other documents prepared by us or by our Representatives, will be returned to you immediately upon your request. That portion of the Information which consists of analyses, compilations, forecasts, studies or other documents prepared by us or by our Representatives (including any computer files containing such information), will be destroyed upon your request and any Information will continue to be subject to the terms of this Agreement.
4. The aforesaid obligations do not apply to information
  - i. that was in the undersigned's or the undersigned's Representatives' possession before the date that we received such Information from you or your representatives;
  - ii. that is or becomes public other than as a result of our fault or the fault of our Representatives,
  - iii. that is disclosed to us or our Representatives from a third party who has the right to use or disclose the Information, or
  - iv. that may be disclosed as part of the due diligence in connection with a financing insofar as the persons to whom the Information is disclosed, accepts in a written document, in your favour, to act in accordance with the terms and conditions of this Agreement
5. We acknowledge that none of you, your agents, advisors, employees or representatives or any of your or their respective affiliates makes any express or implied representation or warranty as to the accuracy or completeness of the Information, and each of you, your lawyers, agents and advisors and your and their respective affiliates expressly disclaims any and all liability that may be based on the Information, errors therein or omissions therefrom.



6. In the event that we or anyone to whom we transmit the Information becomes legally compelled to disclose all or part of any of the Information, we will provide you with prompt notice so that you may seek a protective order or other appropriate remedy and/or waive compliance with the provisions of this Agreement, in your sole discretion. In the event that such protective order or other remedy is not obtained, or you waive compliance with the provisions of this Agreement in writing, we will furnish only that portion of the Information which we are advised is legally required and will exercise our best efforts to obtain reliable assurances that the Information will receive confidential treatment.

7. We confirm that the Information is and shall remain your property.

8. It is acknowledged and agreed that we are requesting access to the Information solely for the purpose of evaluating a possible purchase of your interest in the Portfolio and for no other purpose.

9. References in this Agreement to «we», «our», «us» and the like shall be deemed to be references to the undersigned and/or such affiliated companies, partnerships or other entities as may eventually be given access to the Information.

10. Any provision in this Agreement which is prohibited or unenforceable in any jurisdiction shall, as to such jurisdiction, be ineffective to the extent of such prohibition or unenforceability without invalidating the remaining provisions hereof or affecting the validity or enforceability of such provisions in any other jurisdiction.

11. Any waiver in the strict observance, performance or compliance with any term, covenant, condition or agreement herein contained shall not be deemed to be a waiver of that or any subsequent default by you.

12. This Agreement shall be governed and construed in accordance with the laws of the Province of Quebec.

13. *Cette entente de confidentialité a été rédigée en langue anglaise à la demande des parties. This confidentiality agreement has been drawn in the English language at the request of the parties.*

Date:
First Name:
Last Name:
Company:
Address:
Title and Position:
Telephone:
Fax:
Email:
Signature: