

Gatineau, Québec

415-455 Montée Paiement
and 643 Saint-René Blvd. W.



The Offer

Overview

JLL has been retained on an exclusive basis to arrange the sale of a retail property located at 415-455 Montée Paiement and 643 Saint-René Boulevard West («Property» or «415-455 Montée Paiement and 643 Saint-René Boulevard West») in the city of Gatineau.

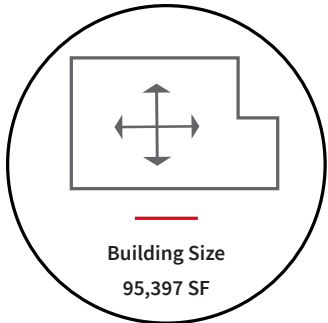
The Property counts two free-standing buildings leased to premium tenants, and two strip malls leased to national and neighbourhood-oriented retailers. This commercial node was built between 2007 and 2010, and has been kept in excellent condition throughout the years. The weighted average lease term is 5.98 years, which offers investors stable revenues. Additionally, the majority of tenants hold one or more renewal options, and advantageous rental escalations.

The Property is ideally located on Montée Paiement between de la Vérendrye Boulevard West and Saint-René Boulevard West, in the heart of a dense residential area. It is minutes from Highway 50, which connects it to the rest of the Greater Ottawa and Gatineau region.

The Property offers a unique opportunity to acquire a centrally located asset with long-term, stable income.

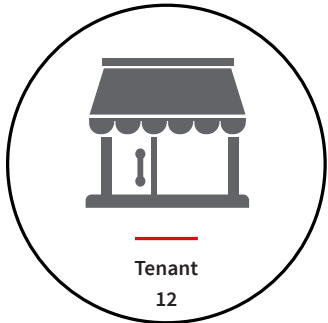


Investment Highlights



Phenomenal Location

- Great location on Montée Paiement, the area's main accessway, only a few seconds from the Highway 50 interchange.
- High traffic, high visibility location.
- Well-served by public transit: Buses 73, 76, 93, 95, 671 and 675 run frequently.
- Near Gatineau Hospital, the area's main hospital.



Great Retail Site

- Phenomenal access, from Montée Paiement and Saint-René Boulevard West.
- Great parking ratio of 479 stalls
- Recent construction: Well-maintained by current ownership and in good physical condition.

Great Tenancy Profile

- Over 80 percent of revenues are generated from national and provincial tenants.
- A great tenant roster featuring established names and daily-needs brands: These include Metro, National Bank, FamiliPrix, Tim Hortons and the CSSS de Gatineau.



Strong Cash Flow

- Income security: An advantageous weighted average lease term of 5.98 years
- Most leases are net and feature step-ups and renewal options.

Investment Highlights

Affluent Market

- Adjacent a densely populated residential sector: 7,789 inhabitants in a kilometer radius
- Affluent market with average household incomes of \$88,269 and that is poised to grow at a rate of 5.9 percent over the next five years.

Bid Deadline: February 26, 2019 at 3:00 PM



Contact Us

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Confidentiality Agreement

415-455 Montée Paiement and 643 Saint-René Boulevard West, Gatineau, Québec

In connection with our interest in purchasing 415-455 Montée Paiement and 643 Saint-René Boulevard West, Gatineau, Québec (the «Portfolio»), you, your affiliates, lawyers, agents, advisors, employees and representatives will 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 are non-public or confidential in nature. Said information and other information furnished to us or our Representatives, together with 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».

In consideration of your furnishing the Information to us, we agree that:

1. We agree to reveal 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 shall 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 Portfolio 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 or the undersigned 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 shall be disclosed as part of the due diligence in connection with a financing insofar as the persons to whom the Information is disclosed, accept 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 lawyers, 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. We agree that we are not entitled to rely on the accuracy or completeness of the Information and that we shall be entitled to rely solely on the representations and warranties (if any) made to us in any final and binding purchase agreement regarding an acquisition of the Portfolio.

Confidentiality Agreement

415-455 Montée Paiement and 643 Saint-René Boulevard West, Gatineau, Québec

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 Portfolio.
8. We acknowledge that disclosure of any aspect of the Information may cause significant damage and harm to you and your affiliates and subsidiaries and that remedies at law may be inadequate to protect you against breach of this Agreement.
9. 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.
10. 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.
11. 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.
12. 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.
13. This Agreement shall be governed and construed in accordance with the laws of the Province of Quebec.
14. The term of this Agreement shall be for one (1) year from the date of this Agreement.
15. 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.

Confidentiality Agreement

415-455 Montée Paiement and 643 Saint-René Boulevard West, Gatineau, Québec

**CLICK HERE TO
ACCEPT THE
TERMS AND
CONDITIONS**

Or return to the attention of MARK SINNETT or YANN CHARLES c/o JLL Inc.:
Email: mark.sinnett@am.jll.com | yann.charles@am.jll.com
Fax: 514.849.6919

Date

First Name

Last Name

Company

Complete Address

Title and Position

Telephone Number

Fax Number

Email Address

Signature

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