

COMPARABLE DATA CHART
LAND SALES
LAND DIVISION VALUATION REPORT

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Index	Address	Site Area (sq. ft)	Land Use	Date of Sale (mm/yy)	Sale Price	Price per Unit (\$/per sq ft)	Comments
Subject	936 16 AV SW (Owner Exchange Lands) 928 16 AV SW (City Exchange Lands)	16,294 9,775	CC-MHX Centre City		\$3,666,150- \$4,073,500 \$2,199,375- \$2,443,750	\$225-\$250*	Proposed land exchange in the Beltline to accommodate the development of a commercial and a residential building. The Owner Exchange Lands are to be subdivided and The City will receive a parcel of land that is equal or greater in land area than the current parcel owned by The City. The City Exchange Lands are improved with a playground structure that does not add to the value of the site. The Owner Exchange Lands are currently used as parking.
1	730 10 AV SW	26,790	CC-X	03/13	\$6,825,000	\$255	At the time of sale the property was improved with a single storey, multi-tenant, retail building constructed in 1962. No application for redevelopment of the site has been submitted to the City of Calgary.
2	1515 8 ST SW	22,804	CC-COR	07/12	\$5,500,000	\$241	Site was purchased by the Owner and was improved with a 40 year old retail building at the time of sale. Building has since been torn down and the site will be part of the land assembly for the proposed commercial and residential buildings.
3	614 10 AV SW	65,619	CC-X	03/12	\$17,000,000	\$259.	This sale involved multiple properties including the old Alberta Boots building along 10 AV SW. Plans for a \$100 million hotel and conference center have been submitted to the City of Calgary.

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4	633 10 AV SW	16,250	CC-X	12/11	\$3,500,000	\$215	Sale involved five vacant lots currently used for at grade parking. Previously sold in 2009 as part of a Court Order sale.
5	633 15 AV SW	10,747	CC-MH	12/11	\$2,350,000	\$219	Sale consists of three improved properties on the corner of 15 AV SW and 6 ST SW. Plans for the development of a hotel or residential high rise was submitted to the City of Calgary.
6	901 10 AV SW	29,334	CC-X	09/11	\$7,300,000	\$249	Property was improved with a 28,750 sq ft building at the time of sale. The building has since been demolished and plans for a 34 storey mixed use building has been submitted to the City of Calgary.

* Estimate based on internal valuation

**Endorsed by the
Valuation Review Committee
Corporate Properties**

Date NOV 14, 2013

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*Estimate based on internal valuation or independent appraisal