

ALFRED KUEHNE BEFORE

TAKOL

BEFORE: OLD ROOF, DECAYING PARKING LOT, CRUMBLING CURBS & SIDEWALKS, NON-FUNCTIONAL EXTERNAL LIGHTING, LANDSCAPING DYING OR OVERGROWN



**Well Located Multi-Bay Industrial Asset with Deferred Capital Expenditures
Features Truck Level and Drive-In Loading**

ALDRED KUEHNE AFTER

TAKOL

AFTER: NEW ROOF (10 YR WARRANTY) & FLASHING; NEW PARKING LOT AND STRIPING, NEW CURBS & SIDEWALKS; UPGRADED LANDSCAPING; NEW EXTERIOR LED LIGHTING



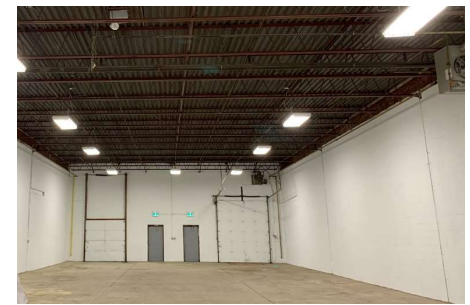
Replaced roof with new flashing, curbs, asphalt, impressed asphalt detailing, landscaping & new exterior LEDs



New sidewalk installation, replaced parking lot



Landscape upgrades and replanting; removal of dead trees, improved hydrant location



'White box' improvements

Numerous other value add upgrades included:

- LED upgrades
- Hydro upgrades
- Tuck pointing and brick repair
- Fire hydrant relocation
- Select renovated suites ('white box': paint, LED lighting, etc.)
- Office space repairs (walls, floors, washrooms, etc.)
- New metal exiting stairs
- New complex pylon sign
- New building signage and security signage