

NEVAS REALTY INC. - IN RECEIVERSHIP

25-094953

THIRD INTERIM REPORT OF RECEIVER

PREPARED AS AT MAY 27, 2020

Subsection 246(2) of the *Bankruptcy and Insolvency Act*

BACKGROUND

On November 27, 2018, the Court of Queen's Bench of Alberta (the "Court") granted an order appointing MNP Ltd. as receiver (the "Receiver") over the following properties of Nevas Realty Inc. ("Nevas" or the "Company"):

4. Lands municipally located at 10909 Eamon Road NW in Calgary (the "Eamon Property");
5. Lands municipally described as 406 Cheadle Street West in Swift Current (the "Cheadle Property"); and
6. All of the current and future assets, undertaking and properties of every nature and kind whatsoever of Nevas situated on the Eamon Property and the Cheadle Property including all proceeds.

Nevas was incorporated under the *Alberta Business Corporations Act* on October 21, 2016 and operated as a property management company.

STATEMENT OF RECEIPTS AND DISBURSEMENTS

The Receiver's Interim Statement of Receipts and Disbursements for the period ended May 27, 2020 is attached as "Appendix A".

STATEMENT OF PROPERTY

The sale of the Eamon Property was approved pursuant to an Order granted by the Court of Queen's Bench of Alberta on August 15, 2019 and has now been completed. Selected fitness equipment located at the Eamon Property and the Cheadle Property has also been sold.

The Cheadle Property continues to be listed for sale. The Receiver is collecting rent from the tenants of the Cheadle Property pending its sale. The sale of the Cheadle Property is being impacted by the depressed state of the Saskatchewan real estate market and the fact that the Cheadle Property requires repair.

OTHER

Further information with respect to the receivership proceedings is available at the Receiver's website at www.mnpdebt.ca/nevas.

Dated at Calgary, Alberta on January 6, 2021.

MNP Ltd., In its capacity as Receiver and Manager of
Nevas Realty Inc. and not in its personal capacity



Vanessa Allen, B.Comm, CIRP, LIT
Senior Vice President

Nevas Realty Inc. - In Receivership
Interim Statement of Receipts and Disbursements
For the Period Ended May 27, 2020

			Notes
Receipts:			
Net proceeds from the sale of real property	\$ 792,065		1
Receiver's certificates	260,000		2
Rental income	142,635		3
GST Collected	8,817		
Net proceeds from sale of fitness equipment	8,500		4
Damage deposit	5,000		
PST Collected	2,100		
Interest	963		
Total receipts:	1,220,080		
Disbursements:			
Interim distribution to RBC	320,000		5
Repayment of Receiver's certificates	260,000		2
Receiver's fees	164,450		6
Receiver's legal counsel	74,397		7
Repairs and maintenance	62,264		8
Property taxes	53,078		9
Utilities	49,729		
Insurance	44,575		10
GST paid	19,734		
PST/ HST paid	6,790		
Miscellaneous disbursements	5,987		
Consulting services	4,550		
Total disbursements:	1,065,553		
Excess of receipts over disbursements:	\$ 154,527		

General Notes:

1. Pursuant to a Consent Receivership Order granted on November 27, 2018 (the "Receivership Order"), MNP LTD. was appointed as the Court-appointed Receiver (the "Receiver") of certain lands and properties of Nevas Realty Inc. ("Nevas").

Specific Notes:

1. Represents the net proceeds from the sale of a property located at 10909 Eamon Road NW in Calgary, AB (the "Eamon Property") that was approved by the Court of Queen's Bench of Alberta pursuant to an Order granted on August 15, 2019.

2. Pursuant to the Receivership Order and a further Order granted on May 8, 2019, borrowings of \$260,000 (the "Borrowings") had been advanced to the Receiver. The Receiver repaid the Borrowings on October 16, 2019.

3. Receipts reflect monthly rent for tenants of a property located at 406 Cheadle Street SW in Swift Current, Saskatchewan (the "Cheadle Property").

4. Represents the net proceeds from the sale of fitness equipment located at the Cheadle Property and the Eamon Property, a portion of which was owned by Nevas and a portion of which was owned by Bennington Financial Corp.

5. Represents an interim distribution made to RBC Royal Bank pursuant to an Order granted on August 15, 2019.

Nevas Realty Inc. - In Receivership
Interim Statement of Receipts and Disbursements
For the Period Ended May 27, 2020

6. Includes professional fees and disbursements of the Receiver for the period ended September 30, 2019.
7. Includes professional fees and disbursements for the Receiver's Alberta and Saskatchewan legal counsel.
8. Includes required repairs, snow removal, garbage removal and other sundry costs for both the Cheadle Property and the Eamon Property.
9. Includes property taxes for the Cheadle Property and the Eamon Property for 2018 and 2019.
10. Includes insurance coverage for the Cheadle Property and the Eamon Property for the period ending December 21, 2020.