

MCAP GTA & SOUTHWESTERN ONTARIO RESIDENTIAL LAND VALUE MARKET REPORT

Fall 2015

Friday, November 27, 2015



MCAP



MCAP

**LOT
VALUES**

For the Period Ending November 27, 2015

YORK REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
RICHMOND HILL	\$19,800 - \$20,000	\$17,800 - \$18,000	\$17,300 - \$17,500	\$16,800 - \$17,000
MARKHAM	\$20,200 - \$20,500	\$18,200 - \$18,400	\$17,800 - \$18,000	\$17,200 - \$17,400
WOODBIDGE	\$16,500 - \$16,700	\$13,800 - \$14,000	\$13,300 - \$13,500	\$12,700 - \$12,900
EAST GWILLIMBURY	\$10,800 - \$11,000	\$10,000 - \$10,200	\$9,700 - \$10,000	\$9,100 - \$9,300

PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
BRAMPTON	\$9,500 - \$9,800	\$8,500 - \$8,700	\$8,300 - \$8,500	\$9,000 - \$9,200
CALEDON	\$9,000 - \$9,200	\$8,400 - \$8,600	\$8,300 - \$8,500	\$7,800 - \$8,000

DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
AJAX	\$8,300 - \$8,500	\$8,000 - \$8,200	\$7,200 - \$7,500	\$6,800 - \$7,000
WHITBY	\$8,000 - \$8,200	\$7,300 - \$7,500	\$6,700 - \$6,900	\$6,500 - \$6,700
OSHAWA	\$6,300 - \$6,500	\$5,200 - \$5,500	\$5,000 - \$5,200	\$4,800 - \$5,000

HALTON REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
OAKVILLE	\$14,200 - \$14,400	\$12,400 - \$12,600	\$11,700 - \$11,900	\$11,200 - \$11,400
MILTON	\$9,600 - \$9,800	\$8,800 - \$9,000	\$8,200 - \$8,500	\$7,800 - \$8,000

OUTSIDE GTA

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
KW	\$5,100 - \$5,300	\$5,300 - \$5,500	\$4,900 - \$5,100	\$4,900 - \$5,100
BARRIE / INNISFIL	\$5,200 - \$5,400	\$4,900 - \$5,100	\$4,200 - \$4,400	\$4,200 - \$4,400
BRADFORD	\$7,800 - \$8,000	\$6,900 - \$7,100	\$6,900 - \$7,100	\$6,000 - \$6,200
HAMILTON	\$5,500 - \$5,700	\$5,200 - \$5,400	\$5,100 - \$5,300	\$5,100 - \$5,300

* Values include all levies except educational



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HIGH-RISE CONDOMINIUM LAND VALUES

For the Period Ending November 27, 2015

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$60	\$130	\$70 - \$78
DOWNTOWN EAST	\$55	\$110	\$68 - \$76
DOWNTOWN CORE	\$85	\$150	\$115 - \$120
TORONTO WEST	\$50	\$85	\$55 - \$62
TORONTO EAST	\$45	\$95	\$63 - \$70
BLOOR YORKVILLE	\$90	\$170	\$135 - \$145
NORTH TORONTO	\$75	\$130	\$95 - \$100
NORTH YONGE CORRIDOR	\$50	\$100	\$65 - \$70
HWY. 7 / YONGE CORRIDOR	\$30	\$55	\$40 - \$45
VAUGHAN	\$30	\$55	\$37 - \$43

*Values based on Gross Buildable SF



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SUBMARKET DELINEATION

SUB-MARKET

DOWNTOWN WEST

DOWNTOWN EAST

DOWNTOWN CORE

TORONTO WEST

TORONTO EAST

BLOOR YORKVILLE

NORTH TORONTO

NORTH YONGE CORRIDOR

HWY. 7 / YONGE CORRIDOR

VAUGHAN



*Values based on Gross Buildable SF



MCAP

2015 LOW-RISE & HIGH-RISE LOANS

November 27, 2015

MCAP's strength is working with developers and builders to create unique value-added financing solutions to meet their individual project needs. We offer a variety of loan types and loan structures to suit a wide range of development initiatives:

LAND LOANS

Land financing so you can acquire the right property for your project. We offer end to end support, working with you every step of the way.

LAND DEVELOPMENT LOANS

Non-revolving development financing and strategies to help get your project underway.

CONDOMINIUM CONSTRUCTION LOANS

MCAP provides financing for your mid-rise and/or high-rise condominium project.

FREEHOLD CONSTRUCTION LOANS

MCAP provides financing for the construction of single detached, semi-detached freehold and condominium townhouses on a revolving and cost to complete basis.

COMMERCIAL CONSTRUCTION LOANS

Financing for the construction of single or multi-tenant commercial buildings such as retail strip plazas, industrial condominiums and commercial office towers.

RESIDENTIAL INVENTORY LOANS

Financing for completed inventory units that are available for sale.

EQUITY AND MEZZANINE LOANS

Postponed and subordinated equity and mezzanine loans to help you meet your financing obligation as required by other MCAP loan facilities or by other Lenders.

CONDOMINIUM CONSTRUCTION LOAN

573 UNITS, HIGH-RISE
TORONTO

\$181,200,000

CONSTRUCTION LOAN

113 SPEC CONDO UNITS AND
22 TOWNHOMES
BRAMPTON

\$34,810,000

MEZZANINE LAND LOAN

96.3 ACRE SITE
RICHMOND HILL

\$20,000,000

MEZZ, DEVELOPMENT & CONSTRUCTION LOAN

178 TOWNHOMES
MARKHAM

\$65,950,000

CONDOMINIUM CONSTRUCTION LOAN

209 UNITS, HIGH-RISE
OTTAWA

\$45,000,000

LAND LOAN

136.2 ACRE SITE
OAKVILLE

\$27,150,000

CONDOMINIUM CONSTRUCTION LOAN

216 UNITS, HIGH-RISE
NORTH YORK

\$45,650,000

MEZZ, LOT ACQUISITION, & CONSTRUCTION LOAN

166 LOTS
GUELPH

\$26,550,000

MEZZANINE DEVELOPMENT LOAN

354 LOTS
SHELburne

\$3,367,500

DEVELOPMENT & CONSTRUCTION LOAN

44 SPEC TOWNHOMES
RICHMOND HILL

\$17,550,000

CONSTRUCTION LOAN

10 SPEC HOMES
TORONTO

\$5,620,000

2ND MORTGAGE DEVELOPMENT LOAN

70 SPEC UNITS, LOW-RISE
GUELPH

\$12,100,000

FOR FURTHER INFORMATION, PLEASE CONTACT:

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