

MCAP GTA & SOUTHWESTERN ONTARIO RESIDENTIAL LAND VALUE MARKET REPORT

Spring 2016

Thursday, June 2, 2016



MCAP



MCAP

**LOT
VALUES**

For the Period Ending June 2, 2016

YORK REGION

PRODUCT TYPE	20 F.F. FREEHOLD TWH	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
RICHMOND HILL	\$22,300 - \$22,500	\$18,800 - \$19,000	\$18,000 - \$18,200	\$19,000 - \$19,200
MARKHAM	\$23,800 - \$24,000	\$19,200 - \$19,400	\$20,000 - \$20,200	\$20,800 - \$21,000
WOODBIDGE	\$22,000 - \$22,200	\$14,200 - \$14,400	\$13,800 - \$14,000	\$17,800 - \$18,000
EAST GWILLIMBURY	\$11,900 - \$12,100	\$11,300 - \$11,500	\$10,100 - \$10,300	\$9,800 - \$10,000

PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
BRAMPTON	\$10,400 - \$10,600	\$9,300 - \$9,500	\$8,300 - \$8,500	\$9,000 - \$9,200
CALEDON	\$9,400 - \$9,600	\$8,800 - \$9,000	\$8,600 - \$8,800	\$8,200 - \$8,400

DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
AJAX	\$9,000 - \$9,200	\$8,800 - \$9,000	\$9,400 - \$9,600	\$8,900 - \$9,100
WHITBY	\$8,800 - \$9,000	\$8,600 - \$8,800	\$8,900 - \$9,100	\$8,800 - \$9,000
OSHAWA	\$7,500 - \$7,700	\$7,800 - \$8,000	\$6,500 - \$6,700	\$6,000 - \$6,300

HALTON REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
OAKVILLE	\$17,000 - \$17,200	\$15,800 - \$16,000	\$17,000 - \$17,200	\$16,500 - \$16,700
MILTON	\$11,100 - \$11,300	\$10,500 - \$10,700	\$9,800 - \$10,000	\$9,000 - \$9,200

OUTSIDE GTA

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
KW	\$5,200 - \$5,400	\$5,300 - \$5,500	\$5,100 - \$5,300	\$4,900 - \$5,100
BARRIE / INNISFIL	\$5,200 - \$5,400	\$4,900 - \$5,100	\$4,400 - \$4,600	\$4,200 - \$4,400
BRADFORD	\$9,800 - \$10,000	\$9,300 - \$9,500	\$8,800 - \$9,000	\$7,500 - \$7,700
HAMILTON	\$6,800 - \$7,000	\$5,200 - \$5,400	\$5,100 - \$5,300	\$5,100 - \$5,300
GUELPH	\$6,600 - \$6,800	\$6,200 - \$6,400	\$6,000 - \$6,200	\$6,200 - \$6,400

* Values include all levies except educational



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HIGH-RISE CONDOMINIUM LAND VALUES

For the Period Ending June 2, 2016

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$70	\$140	\$82 - \$87
DOWNTOWN EAST	\$65	\$120	\$80 - \$85
DOWNTOWN CORE	\$95	\$160	\$120 - \$125
TORONTO WEST	\$60	\$95	\$60 - \$67
TORONTO EAST	\$50	\$130	\$68 - \$75
BLOOR YORKVILLE	\$100	\$180	\$140 - \$150
NORTH TORONTO	\$75	\$140	\$100 - \$105
NORTH YONGE CORRIDOR	\$60	\$110	\$70 - \$75
HWY. 7 / YONGE CORRIDOR	\$30	\$55	\$40 - \$45
VAUGHAN	\$25	\$70	\$44 - \$48

*Values based on Gross Buildable SF



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SUBMARKET DELINEATION

SUB-MARKET

DOWNTOWN WEST

DOWNTOWN EAST

DOWNTOWN CORE

TORONTO WEST

TORONTO EAST

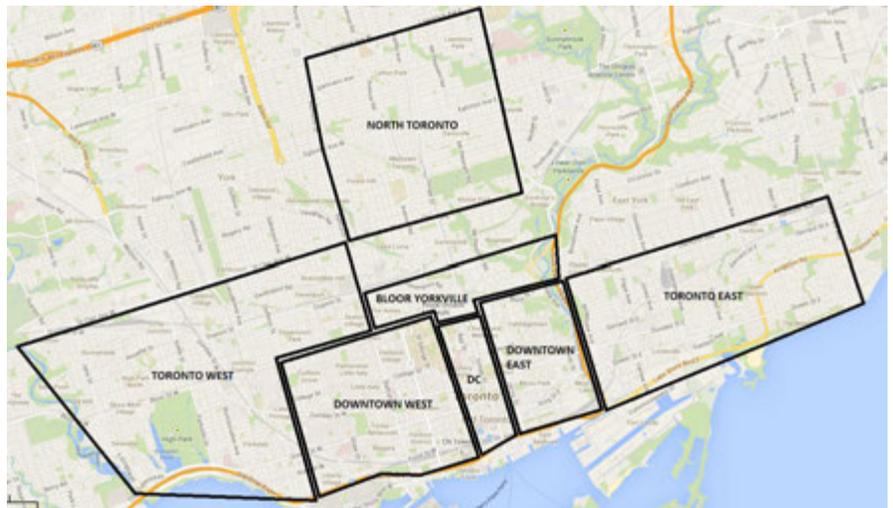
BLOOR YORKVILLE

NORTH TORONTO

NORTH YONGE CORRIDOR

HWY. 7 / YONGE CORRIDOR

VAUGHAN



*Values based on Gross Buildable SF



MCAP

2016 LOW-RISE & HIGH-RISE LOANS

June 2, 2016

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.

MCAP FINANCIAL

Development Finance Group
200 King St. W.,
Suite 400, M5H 3T4
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CONDOMINIUM CONSTRUCTION LOAN 218 HIGH-RISE UNITS, TORONTO \$52,260,000	DEVELOPMENT & CONSTRUCTION LOAN 100 LOW-RISE UNITS, BRAMPTON \$32,440,000	CONDOMINIUM CONSTRUCTION LOAN 292 MID-RISE UNITS, MISSISSAUGA \$91,500,000
LAND LOAN 29.885 ACRE SITE, BRAMPTON \$10,790,000	LAND LOAN 4.05 ACRE SITE, VAUGHAN \$8,520,000	DEVELOPMENT LOAN 76 LOW-RISE UNITS, RICHMOND HILL \$21,225,000
CONSTRUCTION LOAN 111 LOW-RISE UNITS, EAST GWILLIMBURY \$9,000,000	DEVELOPMENT & CONSTRUCTION LOAN 44 SPEC TOWNHOMES, RICHMOND HILL \$19,550,000	LAND LOAN 2.165 ACRE SITE, TORONTO \$5,500,000
INVENTORY LOAN 89 HIGH-RISE UNITS, OTTAWA \$15,000,000	DEVELOPMENT & CONSTRUCTION LOAN 266 LOW-RISE UNITS, STONEY CREEK \$64,450,000	2ND MORTGAGE SERVICED LOT LOAN 58 LOW-RISE UNITS, SHELburnE \$6,425,000

FOR FURTHER INFORMATION, PLEASE CONTACT:

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