

# **MCAP** GTA & SOUTHWESTERN ONTARIO RESIDENTIAL LAND VALUE MARKET REPORT

Fall 2015

Friday, November 27, 2015



**MCAP**



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**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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