

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

Fall 2017

Wednesday, December 6, 2017



**MCAP**



**MCAP**

**LOT  
VALUES**

For the Period Ending December 6, 2017

### YORK REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
RICHMOND HILL	\$29,000 - \$30,000	\$30,000 - \$31,000	\$28,000 - \$29,000
MARKHAM	\$32,000 - \$33,000	\$28,000 - \$29,000	\$27,000 - \$28,000
VAUGHAN	\$30,000 - \$31,000	\$27,000 - \$28,000	\$25,000 - \$26,000
EAST GWILLIMBURY	\$20,000 - \$21,000	\$16,500 - \$17,000	\$15,500 - \$16,000

### PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
BRAMPTON	\$20,000 - \$21,000	\$15,000 - \$16,000	\$14,500 - \$15,000
CALEDON	\$20,000 - \$21,000	\$14,000 - \$15,000	\$13,500 - \$14,500

### DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
AJAX	\$14,000 - \$15,000	\$13,000 - \$13,500	\$14,000 - \$14,500
WHITBY	\$13,000 - \$13,500	\$13,000 - \$13,500	\$12,500 - \$13,000
OSHAWA	\$12,500 - \$13,000	\$12,500 - \$13,000	\$12,000 - \$12,500
CLARINGTON	\$11,500 - \$12,000	\$10,000 - \$10,500	\$9,000 - \$9,500

### HALTON REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
OAKVILLE	\$23,000 - \$24,000	\$19,500 - \$20,000	\$19,500 - \$20,000
MILTON	\$15,000 - \$15,500	\$13,000 - \$13,500	\$15,000 - \$15,500

### OUTSIDE GTA

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
KW	\$6,500 - \$7,000	\$6,500 - \$7,000	\$6,500 - \$7,000
BARRIE / INNISFIL	\$7,000 - \$7,500	\$6,500 - \$7,000	\$6,500 - \$7,000
HAMILTON	\$10,000 - \$10,500	\$8,000 - \$9,000	\$9,000 - \$10,000
GUELPH	\$9,000 - \$9,500	\$8,500 - \$9,000	\$8,500 - \$9,000



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# HIGH-RISE CONDOMINIUM LAND VALUES

For the Period Ending December 6, 2017

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$115	\$200	\$155 - \$165
DOWNTOWN EAST	\$115	\$200	\$145 - \$155
DOWNTOWN CORE	\$150	\$240	\$195 - \$205
TORONTO WEST	\$65	\$140	\$90 - \$100
TORONTO EAST	\$60	\$130	\$80 - \$90
BLOOR YORKVILLE	\$170	\$290	\$230 - \$240
NORTH TORONTO	\$130	\$220	\$155 - \$165
NORTH YONGE CORRIDOR	\$70	\$115	\$75 - \$80
HWY. 7 / YONGE CORRIDOR	\$45	\$65	\$60 - \$65
VAUGHAN	\$45	\$80	\$55 - \$65

\*Values based on Gross Buildable SF.



# MCAP

# 2017 LOW-RISE & HIGH-RISE LOANS

December 6, 2017

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.

#### HIGH-RISE CONSTRUCTION LOAN

273 HIGH-RISE UNITS, TORONTO

**\$83,000,000**

#### MID-RISE CONSTRUCTION LOAN

219 MID-RISE UNITS, TORONTO

**\$60,000,000**

#### STACKED TOWNHOUSE CONSTRUCTION LOAN

110 STACKED TOWNHOUSE UNITS, MISSISSAUGA

**\$31,850,000**

#### STACKED TOWNHOUSE CONSTRUCTION LOAN

60 STACKED TOWNHOUSE UNITS, SCARBOROUGH

**\$25,000,000**

#### DEVELOPMENT LOAN

44 TOWNHOUSE LOTS, RICHMOND HILL

**\$14,550,000**

#### LAND LOAN

0.39 ACRE SITE, TORONTO

**\$11,850,000**

#### CONSTRUCTION LOAN

40 SINGLE DETACHED LOTS, KLEINBURG

**\$11,000,000**

#### CONSTRUCTION LOAN

5 SINGLE DETACHED LOTS & 71 TOWNHOUSE LOTS, RICHMOND HILL

**\$10,000,000**

#### INVENTORY LOAN

30 HIGH-RISE UNITS, TORONTO

**\$9,000,000**

#### LAND LOAN

4.06 ACRE SITE, RICHMOND HILL

**\$8,760,000**

#### MEZZANINE LOAN

273 HIGH-RISE UNITS, TORONTO

**\$8,665,000**

#### MEZZANINE LOAN

219 MID-RISE UNITS, TORONTO

**\$8,100,000**

## FOR FURTHER INFORMATION, PLEASE CONTACT:

**BRUNO IACOVETTA:** 416 368 8890

[bruno.iacovetta@mcap.com](mailto:bruno.iacovetta@mcap.com)

**DAVID McCROSSAN:** 416 591 2741

[david.mccrossan@mcap.com](mailto:david.mccrossan@mcap.com)

**PETER JURETIC:** 416 847 3875

[peter.juretic@mcap.com](mailto:peter.juretic@mcap.com)

**JAMES TOBIAS:** 416 847 3484

[james.tobias@mcap.com](mailto:james.tobias@mcap.com)

### MCAP FINANCIAL

Development Finance Group  
200 King St. W.,  
Suite 400, M5H 3T4  
Tel: 416 598 2665  
Fax: 416 368 8822

MCAP Financial Corporation  
Ontario Mortgage Brokerage #10600 | Ontario Mortgage Administrator #11790