

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

Fall 2018

Thursday, December 6, 2018



**MCAP**



**MCAP**

# LOT VALUES

For the Period Ending December 6, 2018

## YORK REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
RICHMOND HILL	\$26,000-\$27,000	\$22,000-\$23,000	\$21,000-\$22,000
MARKHAM	\$29,000-\$30,000	\$23,000-\$24,000	\$21,000-\$22,000
VAUGHAN	\$24,000-\$25,000	\$19,000-\$20,000	\$18,000-\$19,000
EAST GWILLIMBURY	\$9,000-\$10,000	\$8,000-\$9,000	\$10,000-\$11,000

## PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
BRAMPTON	\$13,500-\$14,500	\$11,000-\$12,000	\$12,500-\$13,500
CALEDON	\$13,000-\$14,000	\$12,000-\$13,000	\$11,000-\$12,000

## DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
AJAX	\$14,000 - \$15,000	\$10,500-\$11,500	\$11,000-\$12,000
WHITBY	\$10,000-\$11,000	\$10,000-\$11,000	\$10,000-\$11,000
OSHAWA	\$9,000-\$10,000	\$9,000-\$10,000	\$8,500-\$9,500
CLARINGTON	\$8,000-\$9,000	\$6,000-\$7,000	\$6,000-\$7,000

## HALTON REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
OAKVILLE	\$19,000-\$20,000	\$19,000-\$20,000	\$19,000-\$20,000
MILTON	\$13,000-\$14,000	\$12,500-\$13,500	\$12,000-\$13,000

## OUTSIDE GTA

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



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# **HIGH-RISE CONDOMINIUM** **LAND VALUES**

For the Period Ending December 6, 2018

<b>SUB-MARKET</b>	<b>LOW \$ / SF</b>	<b>HIGH \$ / SF</b>	<b>MARKET VALUE \$ / SF</b>
<b>DOWNTOWN WEST</b>	\$120	\$210	\$160 - \$170
<b>DOWNTOWN EAST</b>	\$120	\$210	\$150 - \$160
<b>DOWNTOWN CORE</b>	\$170	\$260	\$215 - \$225
<b>TORONTO WEST</b>	\$65	\$140	\$90 - \$100
<b>TORONTO EAST</b>	\$60	\$130	\$80 - \$90
<b>BLOOR YORKVILLE</b>	\$170	\$320	\$240 - \$250
<b>NORTH TORONTO</b>	\$130	\$220	\$160 - \$170
<b>NORTH YONGE CORRIDOR</b>	\$70	\$115	\$85 - \$90
<b>HWY. 7 / YONGE CORRIDOR</b>	\$45	\$65	\$60 - \$65
<b>VAUGHAN</b>	\$45	\$80	\$55 - \$65

\*Values based on Gross Buildable SF (fully approved).



# MCAP

# 2018 LOW-RISE & HIGH-RISE LOANS

December 6, 2018

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.

#### LAND LOAN

2.4 ACRE FUTURE DEVELOPMENT SITE, MISSISSAUGA

**\$3,500,000**

#### HIGH-RISE CONSTRUCTION LOAN

273 HIGH RISE UNITS, TORONTO

**\$83,000,000**

#### MEZZANINE LOAN

273 HIGH RISE UNITS, TORONTO

**\$8,600,000**

#### LAND DEVELOPMENT & CONSTRUCTION LOAN

72 STACKED TOWNHOUSE UNITS, GUELPH

**\$10,800,000**

#### LAND DEVELOPMENT & CONSTRUCTION LOAN

14 DETACHED UNITS, TORONTO

**\$18,400,000**

#### CONDO TOWNHOUSES CONSTRUCTION LOAN

77 CONDO TOWNHOUSES, BRAMPTON

**\$29,700,000**

#### LAND DEVELOPMENT & CONSTRUCTION LOAN

37 DETACHED UNITS, BRAMPTON

**\$22,700,000**

#### LAND DEVELOPMENT & CONSTRUCTION LOAN

50 DETACHED UNITS, THOROLD

**\$15,800,000**

#### COMMERCIAL TERM LOAN

31,435 SF. RETAIL SPACE, ETOBICOKE

**\$8,900,000**

#### LOT DEPOSIT & CONSTRUCTION LOAN

24 TOWNHOUSE LOTS & 4 SEMI-DETACHED LOTS, VAUGHAN

**\$6,700,000**

#### LAND DEVELOPMENT LOAN

71 SINGLE DETACHED LOTS, BRAMPTON

**\$8,200,000**

#### LAND LOAN

2.43 ACRE SITE, TORONTO

**\$3,990,000**

## FOR FURTHER INFORMATION, PLEASE CONTACT:

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