

MCAP GTA & SOUTHWESTERN ONTARIO RESIDENTIAL LAND VALUE MARKET REPORT

Fall 2016

Thursday, December 8, 2016



MCAP



MCAP

**LOT
VALUES**

For the Period Ending December 8, 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	\$26,000 - \$27,000	\$22,000 - \$23,000	\$20,000 - \$21,000	\$20,000 - \$21,000
MARKHAM	\$29,000 - \$30,000	\$23,000 - \$24,000	\$21,000 - \$22,000	\$21,000 - \$22,000
WOODBIDGE	\$26,000 - \$27,000	\$19,000 - \$20,000	\$18,000 - \$19,000	\$19,000 - \$20,000
EAST GWILLIMBURY	\$13,500 - \$14,000	\$16,500 - \$17,000	\$15,500 - \$16,000	\$12,000 - \$12,500

PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
BRAMPTON	\$14,500 - \$15,000	\$12,500 - \$13,000	\$14,500 - \$15,000	\$12,000 - \$12,500
CALEDON	\$14,000 - \$14,500	\$8,800 - \$9,000	\$11,000 - \$11,500	\$9,000 - \$9,500

DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
AJAX	\$13,000 - \$13,500	\$12,500 - \$13,000	\$11,500 - \$12,000	\$10,000 - \$10,500
WHITBY	\$12,000 - \$12,500	\$12,000 - \$12,500	\$10,000 - \$10,500	\$9,500 - \$10,000
OSHAWA	\$9,000 - \$9,500	\$11,500 - \$12,000	\$9,500 - \$10,000	\$8,500 - \$9,000
CLARINGTON	\$8,300 - \$8,500	\$7,300 - \$7,500	\$7,000 - \$7,200	\$5,000 - \$5,200

HALTON REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
OAKVILLE	\$20,000 - \$20,500	\$17,500 - \$18,000	\$18,000 - \$18,500	\$19,000 - \$19,500
MILTON	\$14,500 - \$15,000	\$11,000 - \$11,500	\$10,000 - \$10,500	\$9,500 - \$10,000

OUTSIDE GTA

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
KW	\$6,500 - \$6,700	\$5,500 - \$5,700	\$6,000 - \$6,200	\$5,000 - \$5,200
BARRIE / INNISFIL	\$6,500 - \$6,700	\$5,000 - \$5,200	\$5,800 - \$6,000	\$6,000 - \$6,200
BRADFORD	\$12,300 - \$12,500	\$12,000 - \$12,200	\$12,000 - \$12,200	\$7,700 - \$8,000
HAMILTON	\$8,600 - \$8,800	\$6,200 - \$6,500	\$6,100 - \$6,300	\$6,100 - \$6,300
GUELPH	\$8,400 - \$8,600	\$8,000 - \$8,200	\$7,800 - \$8,000	\$7,200 - \$7,400

* Values include all levies except educational



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HIGH-RISE CONDOMINIUM LAND VALUES

For the Period Ending December 8, 2016

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$75	\$150	\$87 - \$93
DOWNTOWN EAST	\$75	\$130	\$85 - \$90
DOWNTOWN CORE	\$95	\$170	\$125 - \$130
TORONTO WEST	\$60	\$110	\$62 - \$69
TORONTO EAST	\$50	\$130	\$68 - \$75
BLOOR YORKVILLE	\$110	\$200	\$145 - \$155
NORTH TORONTO	\$80	\$145	\$105 - \$110
NORTH YONGE CORRIDOR	\$60	\$110	\$70 - \$75
HWY. 7 / YONGE CORRIDOR	\$35	\$55	\$40 - \$45
VAUGHAN	\$30	\$70	\$44 - \$48

*Values based on fully approved land and are per gross buildable square foot.

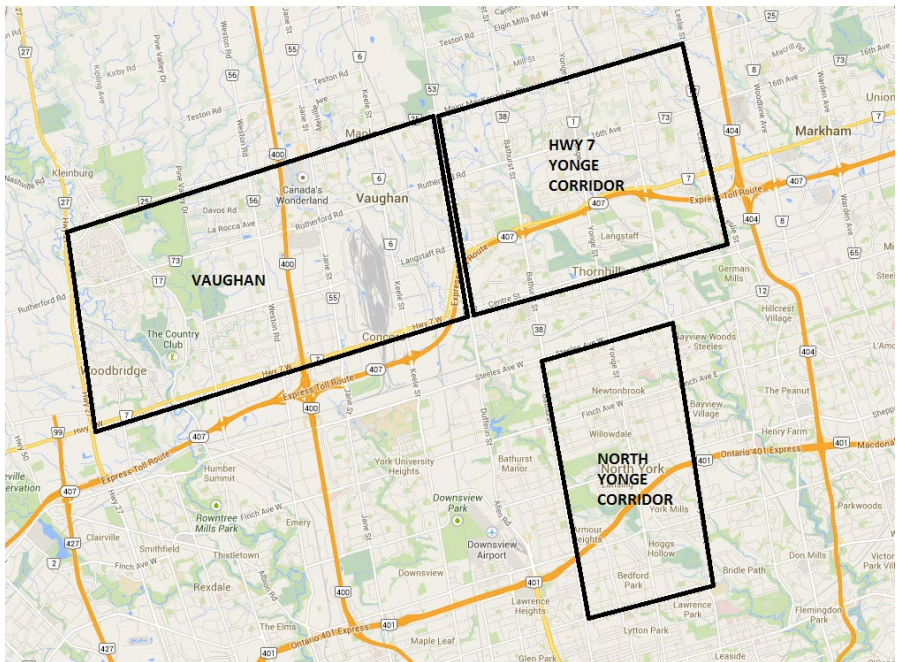
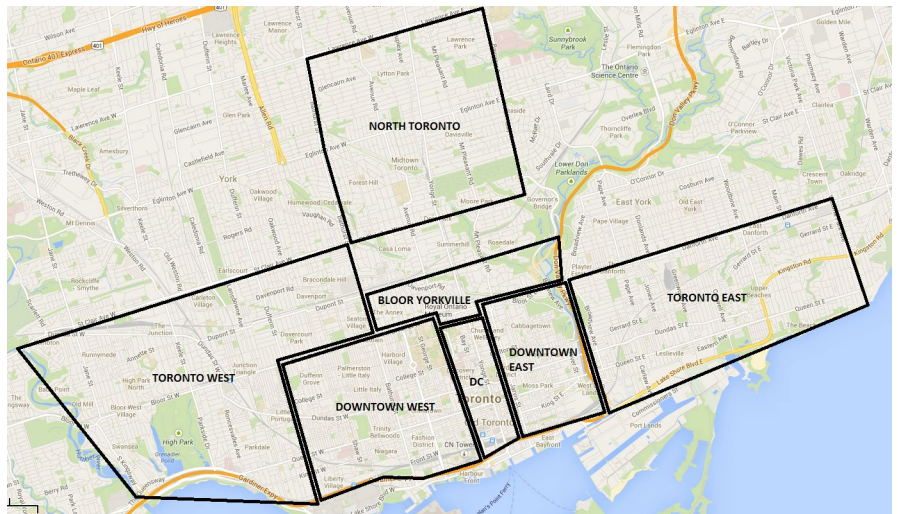


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SUBMARKET DELINEATION

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

December 8, 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.

DEVELOPMENT & CONSTRUCTION LOAN

226 DETACHED UNITS, BRAMPTON

\$96,160,000

DEVELOPMENT & CONSTRUCTION LOAN

266 LOW-RISE UNITS, STONEY CREEK

\$63,350,000

HIGH-RISE CONSTRUCTION LOAN

218 HIGH-RISE UNITS, TORONTO

\$52,260,000

LAND LOAN

140 ACRE SITE, OAKVILLE

\$21,075,000

DEVELOPMENT & CONSTRUCTION LOAN

24 LOW-RISE UNITS, MARKHAM

\$18,000,000

INVENTORY LOAN

89 HIGH-RISE UNITS, OTTAWA

\$15,000,000

DEVELOPMENT & CONSTRUCTION LOAN

95 LOW-RISE UNITS, COBOURG

\$12,500,000

COMMERCIAL LAND LOAN

30 ACRE SITE, BRAMPTON

\$10,790,000

CONSTRUCTION LOAN

111 LOW-RISE UNITS, EAST GWILLIMBURY

\$9,000,000

LAND LOAN

0.42 ACRE HIGH-RISE SITE, TORONTO

\$7,500,000

MEZZANINE LOAN

125 ACRE SITE, STONEY CREEK

\$7,450,000

SERVICED LOT LOAN

58 DETACHED UNITS, SHELburnE

\$6,425,000

FOR FURTHER INFORMATION, PLEASE CONTACT:

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