

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

DAVID McCROSSAN: 416 591 2741

david.mccrossan@mcap.com

PETER JURETIC: 416 847 3875

peter.juretic@mcap.com

JAMES TOBIAS: 416 847 3484

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