

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

**Spring 2015**

Friday, June 5, 2015



**MCAP**



**MCAP**

**LOT  
VALUES**

For the Period Ending June 5, 2015

### YORK REGION

PRODUCT TYPE	20 F.F. FREEHOLD TWH	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
RICHMOND HILL	\$17,300 - \$17,500	\$12,500 - \$12,700	\$11,600 - \$11,800	\$11,000 - \$11,200
MARKHAM	\$17,700 - \$17,900	\$12,700 - \$12,900	\$11,800 - \$12,000	\$11,400 - \$11,600
WOODBIDGE	\$15,600 - \$15,800	\$11,500 - \$11,700	\$11,300 - \$11,500	\$11,800 - \$12,000
EAST GWILLIMBURY	\$9,000 - \$9,200	\$8,200 - \$8,400	\$7,300 - \$7,500	\$6,700 - \$6,900

### PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
BRAMPTON	\$8,500 - \$8,700	\$7,500 - \$7,700	\$7,200 - \$7,400	\$8,000 - \$8,200

### DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
AJAX	\$7,500 - \$7,800	\$7,800 - \$8,000	\$7,000 - \$7,200	\$6,200 - \$6,400
WHITBY	\$7,200 - \$7,400	\$6,200 - \$6,400	\$6,400 - \$6,600	\$6,200 - \$6,400
OSHAWA	\$4,300 - \$4,500	\$4,200 - \$4,400	\$3,800 - \$4,000	\$3,600 - \$3,800

### HALTON REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
OAKVILLE	\$13,000 - \$13,300	\$10,600 - \$10,800	\$10,400 - \$10,600	\$10,500 - \$10,700
MILTON	\$8,700 - \$8,900	\$7,600 - \$7,800	\$7,300 - \$7,500	\$6,200 - \$6,400

### OUTSIDE GTA

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
KW	\$4,800 - \$5,000	\$5,300 - \$5,500	\$4,700 - \$4,900	\$4,700 - \$4,900
BARRIE / INNISFIL	\$4,200 - \$4,400	\$4,100 - \$4,300	\$3,800 - \$4,000	\$3,600 - \$3,800
BRADFORD	\$7,100 - \$7,300	\$6,200 - \$6,500	\$6,200 - \$6,500	\$5,600 - \$5,800

\* Values include all levies except educational



**MCAP**

# HIGH-RISE CONDOMINIUM LAND VALUES

For the Period Ending June 5, 2015

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$60	\$130	\$67 - \$75
DOWNTOWN EAST	\$55	\$100	\$65 - \$73
DOWNTOWN CORE	\$85	\$140	\$110 - \$115
TORONTO WEST	\$50	\$85	\$55 - \$62
TORONTO EAST	\$45	\$85	\$60 - \$67
BLOOR YORKVILLE	\$90	\$170	\$135 - \$145
NORTH TORONTO	\$70	\$120	\$90 - \$95
NORTH YONGE CORRIDOR	\$50	\$100	\$65 - \$70
HWY. 7 / YONGE CORRIDOR	\$30	\$55	\$40 - \$45
VAUGHAN	\$30	\$50	\$35 - \$40

\*Values based on Gross Buildable SF



# MCAP

# 2015 LOW-RISE & HIGH-RISE LOANS

June 5, 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

209 UNITS, HIGH-RISE  
OTTAWA

**\$45,000,000**

#### LAND ACQUISITION, MEZZANINE & CONSTRUCTION LOAN

166 UNITS, LOW-RISE  
GUELPH

**\$26,550,000**

#### LAND DEVELOPMENT, MEZZANINE & CONSTRUCTION LOAN

179 UNITS, LOW-RISE  
MARKHAM

**\$65,950,000**

#### LAND ACQUISITION LOAN 114 UNITS, MID-RISE

TORONTO

**\$3,625,000**

#### LAND DEVELOPMENT & CONSTRUCTION LOAN

10 UNITS, LOW-RISE  
TORONTO

**\$5,620,000**

#### MEZZANINE LOAN 305 LOTS, LOW-RISE

BRAMPTON

**\$4,265,000**

#### LAND DEVELOPMENT & CONSTRUCTION LOAN

180 UNITS, LOW-RISE  
BOLTON

**\$19,890,000**

#### LAND DEVELOPMENT & CONSTRUCTION LOAN

24 UNITS, LOW-RISE  
MISSISSAUGA

**\$9,000,000**

#### LAND ACQUISITION LOAN

112 UNITS, MID-RISE  
MISSISSAUGA

**\$3,206,250**

#### CONDOMINIUM CONSTRUCTION LOAN

216 UNITS, HIGH-RISE  
TORONTO

**\$45,650,000**

#### MEZZANINE LOAN

354 UNITS, LOW-RISE  
SHELburne

**\$3,367,500**

#### MEZZANINE & CONSTRUCTION LOAN

40 UNITS, LOW-RISE  
KITCHENER

**\$7,665,000**

## FOR FURTHER INFORMATION, PLEASE CONTACT:

**BRUNO IACOVETTA:** 416 368 8890  
**DAVID McCROSSAN:** 416 591 2741  
**PETER JURETIC:** 416 847 3875  
**JAMES TOBIAS:** 416 847 3484

bruno.iacovetta@mcap.com  
david.mccrossan@mcap.com  
peter.juretic@mcap.com  
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