

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

**Spring 2016**

Thursday, June 2, 2016



**MCAP**



**MCAP**

**LOT  
VALUES**

For the Period Ending June 2, 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	\$22,300 - \$22,500	\$18,800 - \$19,000	\$18,000 - \$18,200	\$19,000 - \$19,200
MARKHAM	\$23,800 - \$24,000	\$19,200 - \$19,400	\$20,000 - \$20,200	\$20,800 - \$21,000
WOODBIDGE	\$22,000 - \$22,200	\$14,200 - \$14,400	\$13,800 - \$14,000	\$17,800 - \$18,000
EAST GWILLIMBURY	\$11,900 - \$12,100	\$11,300 - \$11,500	\$10,100 - \$10,300	\$9,800 - \$10,000

### PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
BRAMPTON	\$10,400 - \$10,600	\$9,300 - \$9,500	\$8,300 - \$8,500	\$9,000 - \$9,200
CALEDON	\$9,400 - \$9,600	\$8,800 - \$9,000	\$8,600 - \$8,800	\$8,200 - \$8,400

### DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
AJAX	\$9,000 - \$9,200	\$8,800 - \$9,000	\$9,400 - \$9,600	\$8,900 - \$9,100
WHITBY	\$8,800 - \$9,000	\$8,600 - \$8,800	\$8,900 - \$9,100	\$8,800 - \$9,000
OSHAWA	\$7,500 - \$7,700	\$7,800 - \$8,000	\$6,500 - \$6,700	\$6,000 - \$6,300

### HALTON REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
OAKVILLE	\$17,000 - \$17,200	\$15,800 - \$16,000	\$17,000 - \$17,200	\$16,500 - \$16,700
MILTON	\$11,100 - \$11,300	\$10,500 - \$10,700	\$9,800 - \$10,000	\$9,000 - \$9,200

### OUTSIDE GTA

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.	50 F.F.
KW	\$5,200 - \$5,400	\$5,300 - \$5,500	\$5,100 - \$5,300	\$4,900 - \$5,100
BARRIE / INNISFIL	\$5,200 - \$5,400	\$4,900 - \$5,100	\$4,400 - \$4,600	\$4,200 - \$4,400
BRADFORD	\$9,800 - \$10,000	\$9,300 - \$9,500	\$8,800 - \$9,000	\$7,500 - \$7,700
HAMILTON	\$6,800 - \$7,000	\$5,200 - \$5,400	\$5,100 - \$5,300	\$5,100 - \$5,300
GUELPH	\$6,600 - \$6,800	\$6,200 - \$6,400	\$6,000 - \$6,200	\$6,200 - \$6,400

\* Values include all levies except educational



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# HIGH-RISE CONDOMINIUM LAND VALUES

For the Period Ending June 2, 2016

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$70	\$140	\$82 - \$87
DOWNTOWN EAST	\$65	\$120	\$80 - \$85
DOWNTOWN CORE	\$95	\$160	\$120 - \$125
TORONTO WEST	\$60	\$95	\$60 - \$67
TORONTO EAST	\$50	\$130	\$68 - \$75
BLOOR YORKVILLE	\$100	\$180	\$140 - \$150
NORTH TORONTO	\$75	\$140	\$100 - \$105
NORTH YONGE CORRIDOR	\$60	\$110	\$70 - \$75
HWY. 7 / YONGE CORRIDOR	\$30	\$55	\$40 - \$45
VAUGHAN	\$25	\$70	\$44 - \$48

\*Values based on Gross Buildable SF

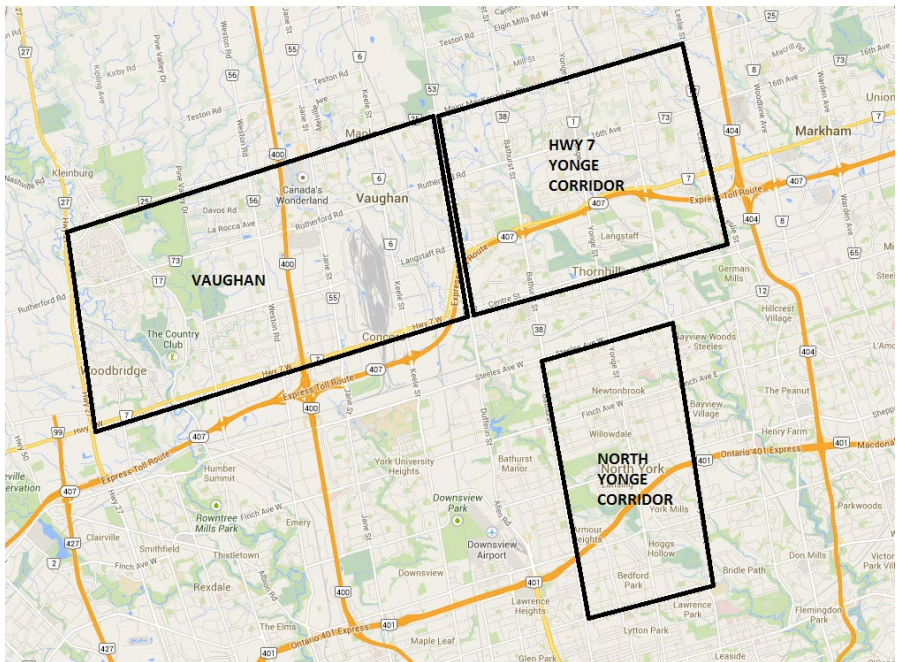
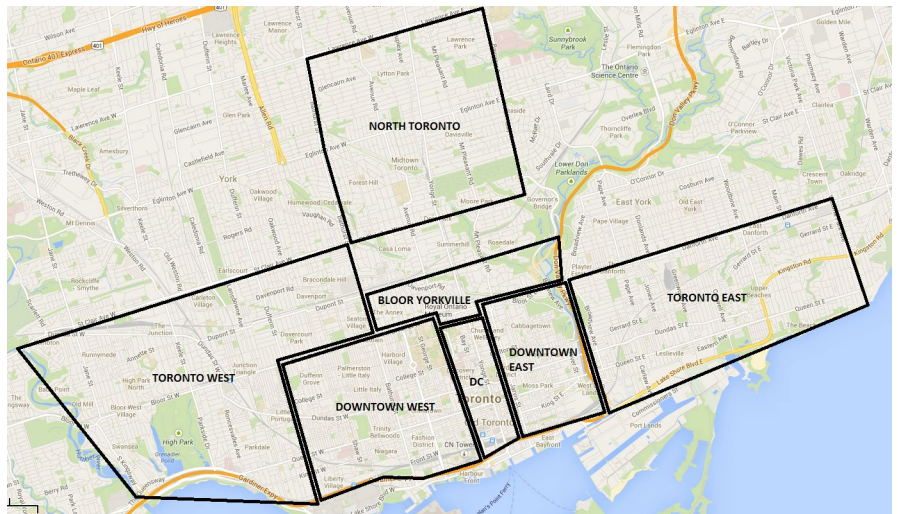


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# SUBMARKET DELINEATION

## 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

June 2, 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.

### MCAP FINANCIAL

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

<b>CONDOMINIUM CONSTRUCTION LOAN</b>  218 HIGH-RISE UNITS, TORONTO  <b>\$52,260,000</b>	<b>DEVELOPMENT &amp; CONSTRUCTION LOAN</b>  100 LOW-RISE UNITS, BRAMPTON  <b>\$32,440,000</b>	<b>CONDOMINIUM CONSTRUCTION LOAN</b>  292 MID-RISE UNITS, MISSISSAUGA  <b>\$91,500,000</b>
<b>LAND LOAN</b>  29.885 ACRE SITE, BRAMPTON  <b>\$10,790,000</b>	<b>LAND LOAN</b>  4.05 ACRE SITE, VAUGHAN  <b>\$8,520,000</b>	<b>DEVELOPMENT LOAN</b>  76 LOW-RISE UNITS, RICHMOND HILL  <b>\$21,225,000</b>
<b>CONSTRUCTION LOAN</b>  111 LOW-RISE UNITS, EAST GWILLIMBURY  <b>\$9,000,000</b>	<b>DEVELOPMENT &amp; CONSTRUCTION LOAN</b>  44 SPEC TOWNHOMES, RICHMOND HILL  <b>\$19,550,000</b>	<b>LAND LOAN</b>  2.165 ACRE SITE, TORONTO  <b>\$5,500,000</b>
<b>INVENTORY LOAN</b>  89 HIGH-RISE UNITS, OTTAWA  <b>\$15,000,000</b>	<b>DEVELOPMENT &amp; CONSTRUCTION LOAN</b>  266 LOW-RISE UNITS, STONEY CREEK  <b>\$64,450,000</b>	<b>2ND MORTGAGE SERVICED LOT LOAN</b>  58 LOW-RISE UNITS, SHELburnE  <b>\$6,425,000</b>

## FOR FURTHER INFORMATION, PLEASE CONTACT:

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