

MCAP GTA & SOUTHWESTERN ONTARIO RESIDENTIAL LAND VALUE MARKET REPORT

Spring 2018

Thursday, June 21, 2018



MCAP



MCAP

**LOT
VALUES**

For the Period Ending June 21, 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	\$26,000 - \$27,000	\$20,000 - \$21,000	\$18,000 - \$19,000
EAST GWILLIMBURY	\$14,000 - \$15,000	\$12,500 - \$13,500	\$12,500 - \$13,500

PEEL REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
BRAMPTON	\$17,500 - \$18,500	\$13,000 - \$14,000	\$12,500 - \$13,500
CALEDON	\$17,500 - \$18,500	\$14,000 - \$15,000	\$13,000 - \$14,000

DURHAM REGION

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
AJAX	\$14,000 - \$15,000	\$11,500 - \$12,500	\$13,000 - \$14,000
WHITBY	\$12,000 - \$13,000	\$11,000 - \$12,000	\$10,500 - \$11,500
OSHAWA	\$11,500 - \$12,500	\$9,000 - \$10,000	\$9,500 - \$10,500
CLARINGTON	\$9,000 - \$10,000	\$9,000 - \$10,000	\$8,000 - \$9,000

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	\$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	\$9,500 - \$10,000	\$8,000 - \$8,500	\$8,500 - \$9,000
GUELPH	\$7,500 - \$8,000	\$8,000 - \$8,500	\$8,000 - \$8,500

* Values include all levies except educational



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HIGH-RISE CONDOMINIUM LAND VALUES

For the Period Ending June 21, 2018

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$115	\$200	\$155 - \$165
DOWNTOWN EAST	\$115	\$200	\$145 - 155
DOWNTOWN CORE	\$160	\$250	\$205 - \$215
TORONTO WEST	\$65	\$140	\$90 - \$100
TORONTO EAST	\$60	\$130	\$80 - \$90
BLOOR YORKVILLE	\$170	\$320	\$240 - \$250
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

2018 TRANSACTIONS

June 21, 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.

CONDO TOWNHOUSE CONSTRUCTION LOAN

77 CONDOMINIUM TOWNHOUSE UNITS, BRAMPTON

\$29,700,000

LAND DEVELOPMENT & CONSTRUCTION LOAN

37 SINGLE DETACHED LOTS, BRAMPTON

\$22,750,000

LAND DEVELOPMENT & CONSTRUCTION LOAN

53 SINGLE DETACHED LOTS & 50 TOWNHOUSE LOTS, THOROLD

\$15,900,000

LAND DEVELOPMENT & CONSTRUCTION LOAN

72 STACKED TOWNHOUSE UNITS, GUELPH

\$10,800,000

COMMERCIAL TERM LOAN

FULLY LEASED COMMERCIAL BUILDING, ETOBICOKE

\$9,000,000

LAND DEVELOPMENT LOAN

71 SINGLE DETACHED LOTS, BRAMPTON

\$8,200,000

LOT DEPOSIT & CONSTRUCTION LOAN

24 TOWNHOUSE LOTS & 4 SEMI-DETACHED LOTS, VAUGHAN

\$6,700,000

LAND LOAN

1.98 ACRE SITE, KLEINBURG

\$5,000,000

LAND LOAN

2.43 ACRE SITE, NORTH YORK

\$4,750,000

FOR FURTHER INFORMATION, PLEASE CONTACT:

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