

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



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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:

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