

MCAP GTA & SOUTHWESTERN ONTARIO RESIDENTIAL LAND VALUE MARKET REPORT

Spring 2017

Wednesday, June 7, 2017



MCAP



MCAP

**LOT
VALUES**

For the Period Ending June 7, 2017

YORK REGION

PRODUCT TYPE	20 F.F. FREEHOLD TWH	30 F.F. to 36 F.F.	40 F.F.
RICHMOND HILL	\$26,000 - \$27,000	\$28,000 - \$29,000	\$26,000 - \$27,000
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	\$17,000 - \$17,500

OUTSIDE GTA

PRODUCT TYPE	TOWNHOUSE	30 F.F. to 36 F.F.	40 F.F.
KW	\$6,500 - \$7,000	\$5,500 - \$6,000	\$6,000 - \$6,500
BARRIE / INNISFIL	\$6,500 - \$7,000	\$6,500 - \$7,000	\$6,500 - \$7,000
HAMILTON	\$10,000 - \$10,500	\$8,000 - \$9,000	\$8,000 - \$9,000
GUELPH	\$9,000 - \$9,500	\$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 7, 2017

SUB-MARKET	LOW \$ / SF	HIGH \$ / SF	MARKET VALUE \$ / SF
DOWNTOWN WEST	\$80	\$165	\$100 - \$110
DOWNTOWN EAST	\$85	\$130	\$95 - \$100
DOWNTOWN CORE	\$115	\$180	\$130 - \$140
TORONTO WEST	\$60	\$120	\$65 - \$75
TORONTO EAST	\$60	\$130	\$70 - \$80
BLOOR YORKVILLE	\$120	\$210	\$160 - \$170
NORTH TORONTO	\$80	\$145	\$110 - \$115
NORTH YONGE CORRIDOR	\$60	\$110	\$70 - \$75
HWY. 7 / YONGE CORRIDOR	\$40	\$60	\$45 - \$55
VAUGHAN	\$35	\$75	\$50 - \$60

*Values based on Gross Buildable SF



MCAP

2017 LOW-RISE & HIGH-RISE LOANS

June 7, 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.

DEVELOPMENT & CONSTRUCTION LOAN

179 LOW-RISE UNITS, MARKHAM

\$63,055,000

HIGH-RISE CONSTRUCTION LOAN

197 HIGH-RISE UNITS, NORTH YORK

\$59,150,000

MID-RISE CONSTRUCTION LOAN

122 MID-RISE UNITS, TORONTO

\$48,880,000

DEVELOPMENT & CONSTRUCTION LOAN

76 LOW-RISE UNITS, RICHMOND HILL

\$37,750,000

SERVICED LOT LOAN

40 SINGLE DETACHED LOTS, KLEINBURG

\$23,010,000

DEVELOPMENT & CONSTRUCTION LOAN

24 SINGLE DETACHED LOTS & 27 TOWNHOUSE LOTS

\$22,500,000

DEVELOPMENT & CONSTRUCTION LOAN

7 LOW-RISE UNITS, RICHMOND HILL

\$11,320,000

LAND LOAN

1.44 ACRE SITE, RICHMOND HILL

\$8,000,000

LAND LOAN

0.38 ACRE SITE, TORONTO

\$5,175,000

MEZZANINE LOAN

40 SINGLE DETACHED LOTS, KLEINBURG

\$4,600,000

COMMERCIAL TERM LOAN

7 MID-RISE UNITS, TORONTO

\$4,470,000

SERVICED LOT LOAN

6 SINGLE DETACHED LOTS, BRAMPTON

\$3,655,000

FOR FURTHER INFORMATION, PLEASE CONTACT:

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