

# **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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