



THE COMMERCIAL & INDUSTRIAL REPORT

A GTA Commercial Real Estate Market Overview

From Melanie King, Sales Representative - Hectare GMAC Real Estate
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COMMERCIAL MORTGAGE RATES

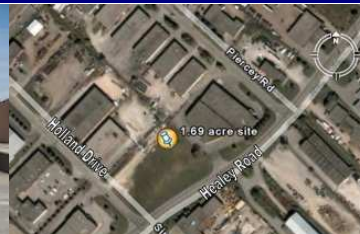
| | |
|---------------|-------|
| Floating Rate | 4.25% |
| 1 year | 4.70% |
| 2 year | 5.05% |
| 3 year | 5.60% |
| 4 year | 6.05% |
| 5 year | 6.55% |
| 6 year | 6.90% |
| 7 year | 7.30% |
| 10 year | 7.40% |
| 15 year | 7.85% |
| 20 year | 7.90% |



FEATURE PROPERTIES



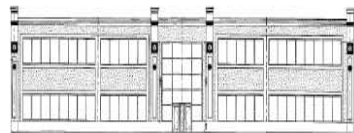
6,500 SF freestand (for sale)
 Highway exposure, 18' clear



1.69 acre building lot for sale
 Outside storage permitted



5 acres, ideal for yard
 22,000 SF site plan, for lease



19,000 SF, divisible (lease)
 Outside storage - new build



5 acre industrial/commercial site
 Highway 400 exposure (sale)



27,000 SF whse, 18' clear
 Low rates, great exposure

WHAT DO OUR CLIENTS SAY?

"Although I have detailed local knowledge, we ended up with a far superior property than the ones I was considering."

All of my dealings with her [Melanie King] were very professional and everything happened in exactly the way I expected."

**Michael Schafer,
 President
 LawnMart
 (Bolton, Ontario)**



HECTARE IN THE COMMUNITY



Hectare GMAC Real Estate, along with other attendees and sponsors, helped to raise almost \$40,000 for the Peel Children's Centre at their 5th Annual Cosmic Bowl (May 28, 2009). Thanks to all of our friends and clients for their generosity and support!



QUOTE OF THE MONTH

"Happiness depends upon ourselves." - Aristotle

YOUR SOURCE FOR REFERRALS

Do you need help finding a trustworthy service provider? We'll connect you to:

- Roof lifting
- Industrial painting
- Financing
- Property inspections
- Environmental audits
- Lawyers
- Appraisers
- Surveyors
- Accountants
- Municipal contacts

And more!



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Hectare GMAC
Real Estate
MEMBERSHIP, independently owned and operated.

Commercial Division

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ADDITIONAL AVAILABILITIES

- Industrial/commercial condo units for lease or sale
- Crane buildings with outside storage for lease or sale
- 10-800,000 SF distribution space for lease, with trailer parking (SALE POSSIBLE)
- 40,000 SF freestand for lease, 10% office, 70 parking spaces, quick access to highways & subway station
- **Building lots for sale, variety of sizes**
- 6,000 SF high-tech, high quality suburban office space (Cat-6 wiring, training rooms)
- **Design/build available — custom build to suit your needs!**

CLIENT LIST



GTA COMMERCIAL MARKET STATISTICS

***September 9, 2009 —**

Last month, TREB Members reported 571,751 square feet of leased space, down 31% from the 830,317 square feet recorded in August of 2008, Commercial Council Chair Garry Lander announced today.

“The amount of leased space continues to be lower than last year’s levels as companies are waiting to re-negotiate current leases or negotiate agreements on new space until they are more confident as to when economic recovery will take hold,” Mr. Lander noted.

“The outlook on the economy will determine availability and pricing.”

Rental rates for IC&I properties were mixed compared to year-ago levels. Industrial space (all size categories) leased for \$5.20 sf, down 9% from the \$5.70 recorded in August of 2008.

Commercial space traded for \$19.75 sf, up 4% from the \$18.98 figure seen during the same month last year.

Finally, office space traded for \$12.34, up 3% from the \$11.98

sf figure recorded during August, 2008.

Sales Market Highlights

TREB Members recorded 50 sales of IC&I properties in June, including 24 industrial buildings of all size categories which averaged \$91.66 per square foot.

This compares to the \$66.97 per square foot obtained from non-MLS sources.

*source—Toronto Real Estate Board, Commercial Division

Buying, selling, renting or marketing a property doesn't have to be stressful!

Call or [email me](#) to get results!