



THE COMMERCIAL & INDUSTRIAL REPORT

A GTA Commercial Real Estate Market Overview

From Melanie King, Sales Representative - Hectare GMAC Real Estate
www.hectare.com | mking@hectare.com | 905-624-4456 x203

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COMMERCIAL MORTGAGE RATES

Floating Rate	4.25%
1 year	4.60%
2 year	5.05%
3 year	5.60%
4 year	6.30%
5 year	6.75%
6 year	7.00%
7 year	7.40%
10 year	7.50%
15 year	7.95%
20 year	8.00%

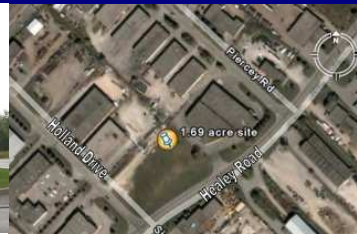
*As of 1/14/10



FEATURE PROPERTIES



15,006 SF 7 year old building
High power, ideal office/mfg.



1.69 acre building lot for sale
Outside storage permitted



4,737 SF freestanding condo
2 truck level doors, 200A/600V



14,000 SF for wood industries
1,600 amps, equipment avail.



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



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

PHASED-IN PROPERTY ASSESSMENT EXPLAINED

***January 14, 2010 - The Government of Ontario has made a number of changes to the property assessment system that went into effect in the 2009 property tax year. These changes include the introduction of a four-year assessment update cycle and a phase-in of assessment increases.**

Currently, the assessed value of properties in Ontario is based on a January 1, 2008 valuation date. MPAC's [Municipal Property Assessment Corporation] last province-wide assessment update took place in 2008 and was based on a January 1, 2008 valuation date.

To provide an additional level of property tax stability and predictability,

the market increases in assessed value between 2005 and 2008 will be phased-in over four years.

The phase-in program does not apply to decreases in assessed value. Any market decrease in the value of a property is applied immediately and reflected on your most recent Property Assessment Notice.

The change in assessed values and the phased-in assessment values for the 2009 to 2012 property tax years are listed on the 2008 Notices.

There is a difference between the 2008 Current Value Assessment (CVA) (the destination value) and the current year's phase-in value. The current year (which can be 2009, 2010, 2011 or 2012 taxation year) phase-in value is the assessed amount that the municipalities or the local tax authorities

use to calculate the annual property taxes.

An example of this is as follows:

Current year (2010) Phase-in
CVA=\$250,000

Total Municipal Tax Rate= 1 %

Total Municipal Tax burden = \$250,000 x 1 % = \$2,500.

The 2008 CVA is not used until 2012 since this is the destination value.

The municipalities/local taxing authorities set property tax rates and the province sets the education tax rate. MPAC's assessed values are used to determine these taxes.

*source—www.mpac.ca

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!



Melanie A. King, BA (Hons)
Sales Representative
(905) 624-4456 ext. 203
mking@hectare.com



Commercial Division

1279 Matheson Blvd. E.
Mississauga, ON L4W 1R1
Fax: (905) 624-4458
www.hectare.com



January 28, 2010 (Caesar's Banquet Centre, Bolton, ON)

The Caledon Chamber of Commerce is hosting an day long economic summit that promises to be an information-packed day not to be missed – for all municipalities!

Learn about: Buying or Selling a Business, Maximizing the Value of Your Employees, HST and Your Business

Highlights: Networking, trade show (booths available) breakfast, lunch, wine & cheese included

Visit: www.caledonchamber.com/summit FOR MORE DETAILS & TO REGISTER

CLIENT LIST



ADDITIONAL AVAILABILITIES

- Floral/giftware area - RARE small freestanding building for sale
- Industrial/commercial condominium units for lease or sale
- 44,000 SF CRANE building on over 5 acres of outside storage land for SALE
- 10-800,000 SF distribution space with trailer parking (SALE POSSIBLE)
- 40,000 SF freestand for lease, 10% office, 70 parking spaces, quick access to highways & subway station
- 6,000 SF high-tech office space (Cat-6 wiring, training rooms)
- Building lots for sale, variety of sizes eg. **1.92 acres permitting outside storage**
- Design/build available — custom build to suit your needs!

QUOTE OF THE MONTH

“The pessimist sees difficulty in every opportunity. The optimist sees the opportunity in every difficulty.”
- Winston Churchill