



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	4.60%
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%

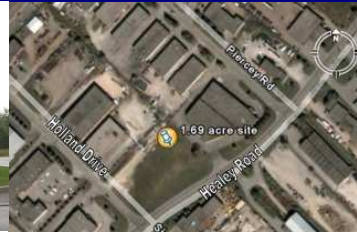
*As of 1/14/10



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

ALMOST 6,000,000 SQUARE FEET OF SPACE LEASED IN 2009

*January 18, 2010 -

TREB Commercial Members leased 5,829,559 square feet of space in 2009, including 334,290 square feet traded in December, Commercial Council Chair Garry Lander announced today.

The 2009 figure was down 51 percent from the 2008 total of 11,961,934. "Greater Toronto's commercial real estate market definitely felt the effects of the recession," Mr. Lander noted.

"Renewed economic growth suggests that the commercial real estate situation should start to improve in 2010. Sustained growth in the demand for

commercial space will require recovery in both the domestic and export-driven components of our economy."

Industrial space in all size categories leased for \$5.11 per square foot net (sfn), down five per cent from the \$5.40 recorded in December of 2008.

Commercial space traded for \$13.69 per sfn, from the \$14.63 per sfn figure seen during the same period last year, a six per cent decline.

Only office space rose in value, up one per cent to \$10.85 per sfn from last December's \$10.74 per sfn.

Sales Market Highlights

TREB Members recorded 51 sales of IC&I properties in December, including 34 industrial buildings of all size categories which averaged \$87.46 per square. This compares to a figure of \$94.00 per square foot derived from non-MLS sources.

*source—Toronto Real Estate

Contact Melanie today to:

- Schedule a free 1/2 hour consultation
- Receive a market update
- Refer a friend or colleague

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Please mention code NF2010

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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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BDC helps a business purchase land and carry out a construction project



BDC assisted an investor to purchase land and construct a custom design building for an AAA tenant. BDC financed 80% of the total project costs amortized over 24 years with one year of principal deferral. The high leverage financing combined with a principal deferral and long amortization period benefitted our client by conserving the company's working capital.

PROJECT	AMOUNT	FINANCING	AMOUNT
Purchase and development of land	\$975,000	BDC Financing – Real estate	\$1,850,000
Construction of a building	\$1,175,000	Shareholders' investment	\$455,000
Working Capital and Contingency	\$155,000		
Total	\$2,295,000	Total	\$2,295,000

Repayment Term: 24 Year amortization with 1 year interest only option with blended payment
Interest Rate: 1 year Fixed Base Rate plus 1.50%

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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!
- HAACP approved FOOD use building—40,000 SF for SALE

QUOTE OF THE MONTH

“It's in your moments of decision that your destiny is shaped.”
- Anthony Robbins

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