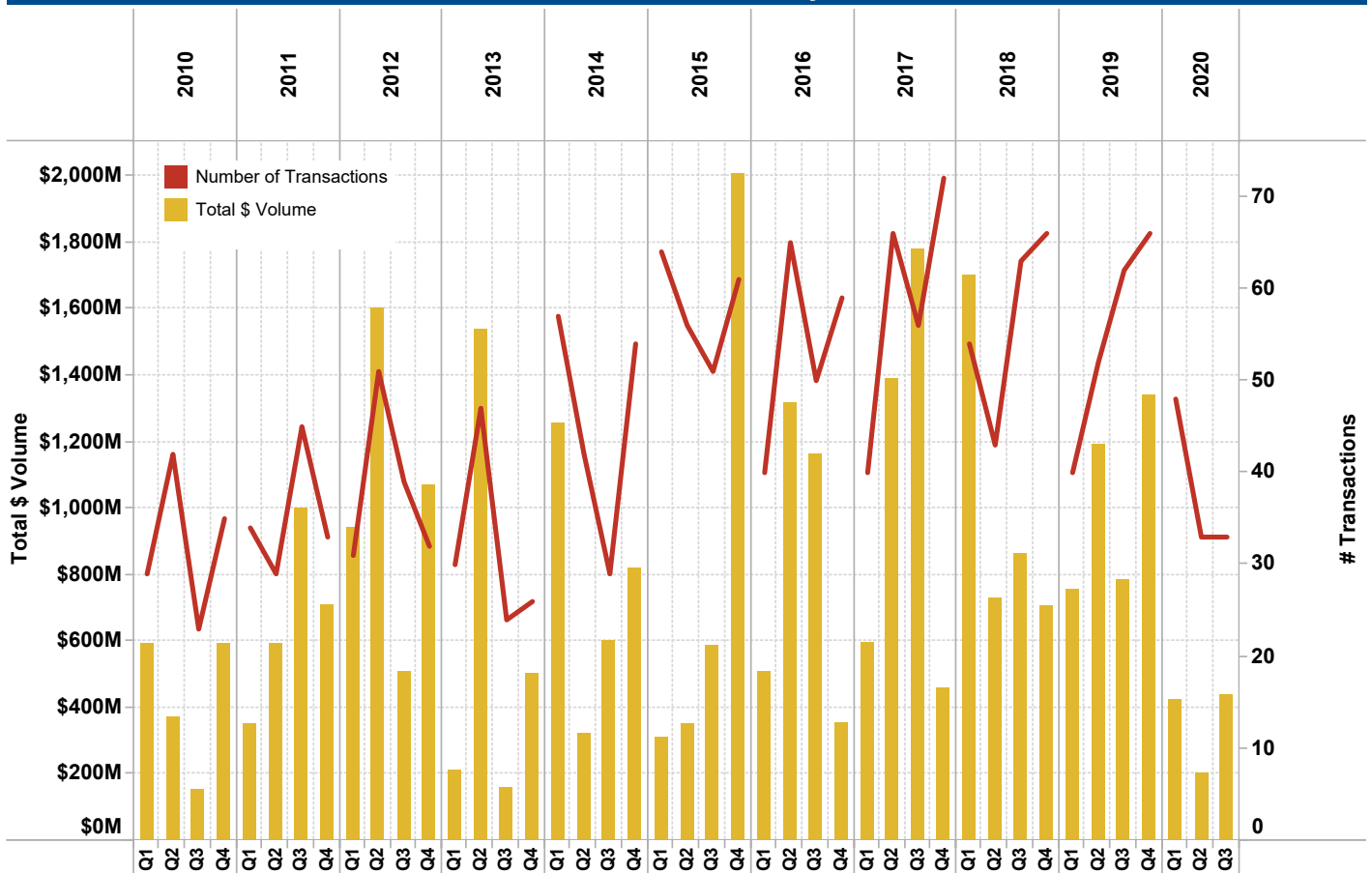

Greater Toronto Area Office

Commercial Q3 2020 Statistics

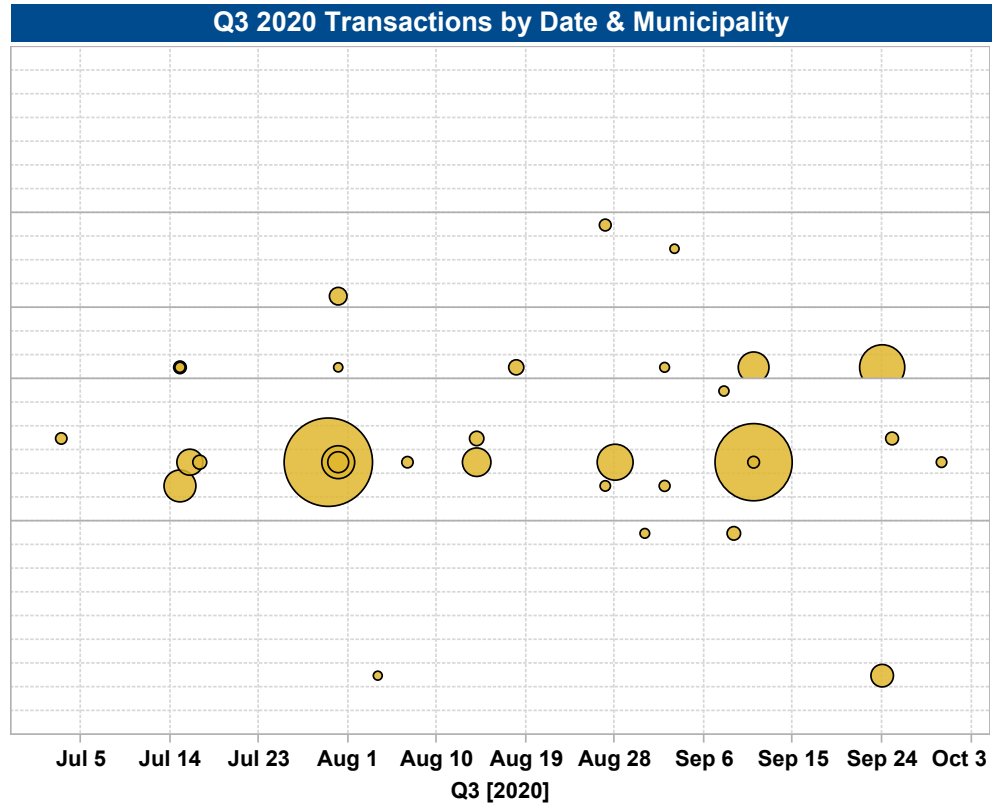
Data as of September 30, 2020



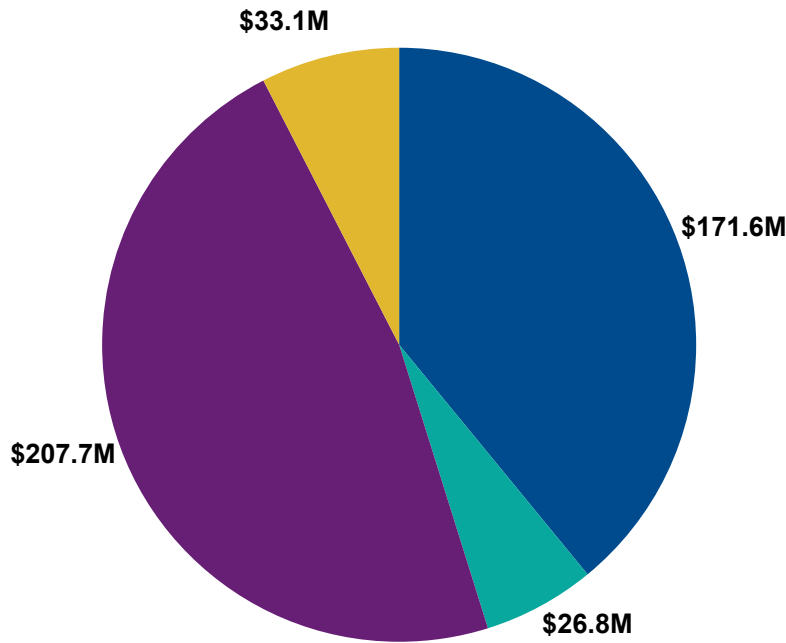
Office - Total Price & Transactions by Year & Quarter



Office		
Durham	Ajax	
	Clarington	
	Oshawa	
	Pickering	
	Scugog	
	Uxbridge	
	Whitby	
Halton	Burlington	\$1.8M
	Halton Hills	\$1.1M
	Milton	
	Oakville	\$4.1M
Peel	Brampton	
	Caledon	
	Mississauga	\$48.1M
Toronto	East York	\$1.3M
	Etobicoke	
	North York	\$6.6M
	Old Toronto	\$348.6M
	Scarborough	\$16.4M
	York	
York	Aurora	\$3.6M
	East Gwillimbury	
	Georgina	
	King	
	Markham	
	Newmarket	
	Richmond Hill	\$7.7M
	Vaughan	
	Whitchurch-Stouffville	



Office - Q3 2020 Purchaser Profile by Total \$ Volume

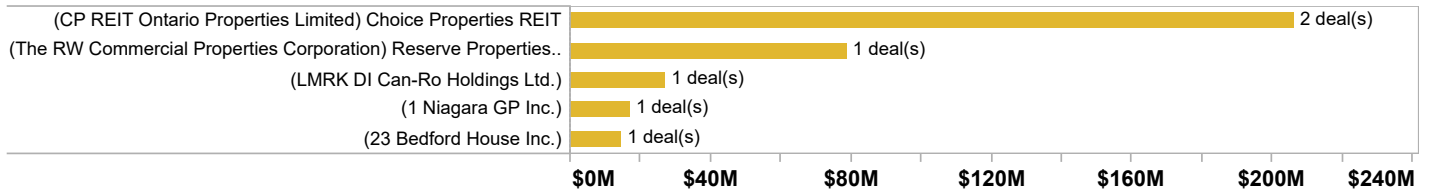


Purchaser Profile

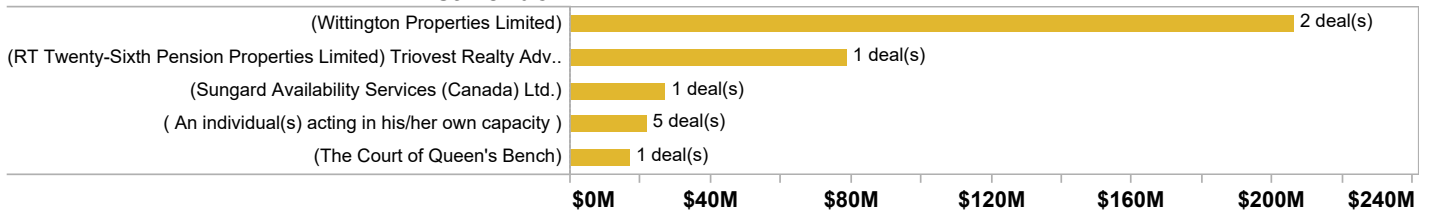
- Private Investor - Canadian
- Private Investor - Foreign
- Public Investor - Canadian
- User

Office - Q3 2020 Top Purchasers, Vendors, Lenders

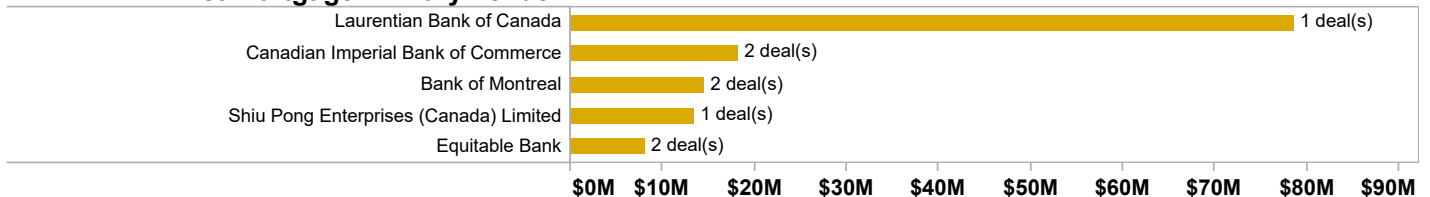
First Purchaser



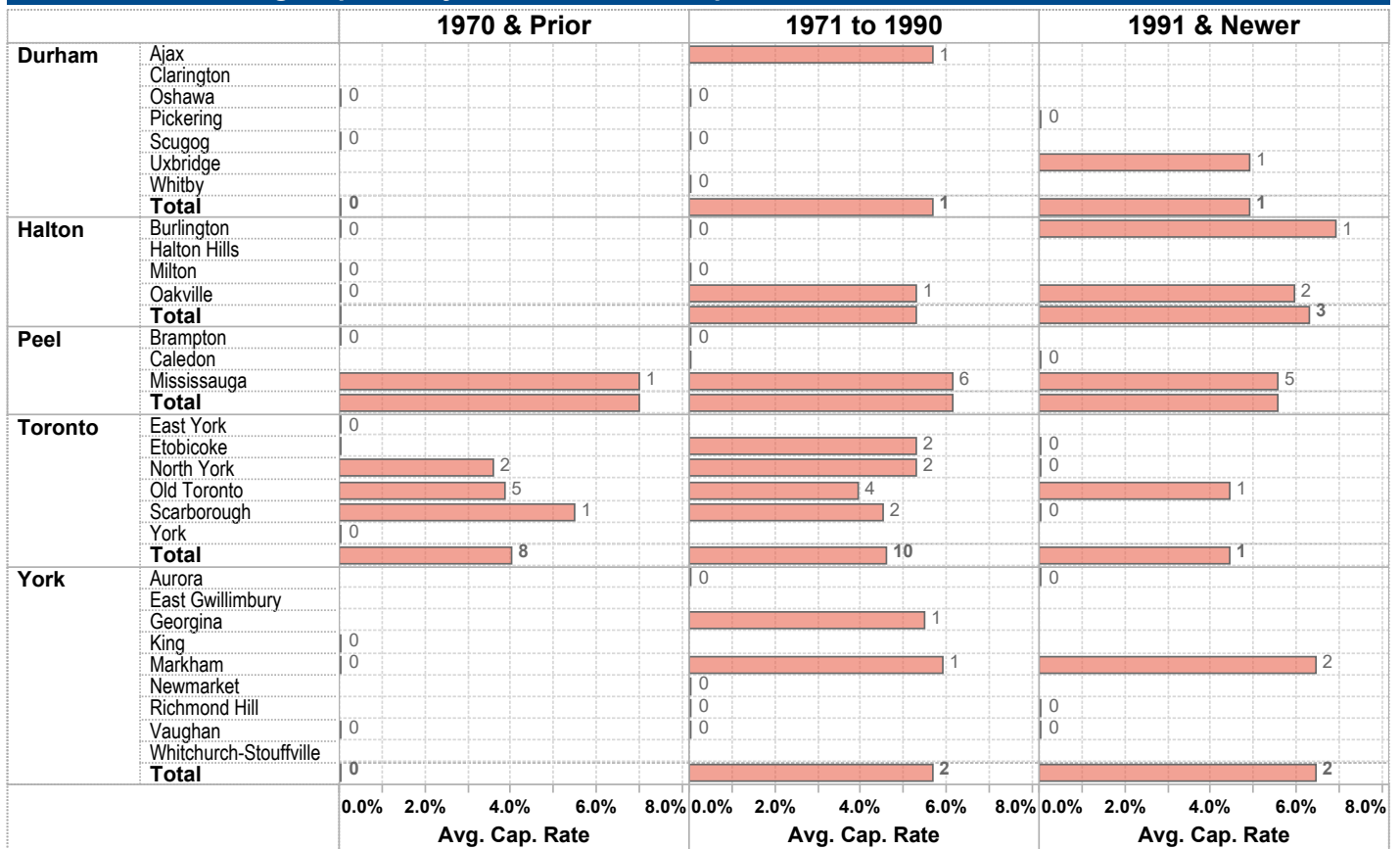
First Vendor



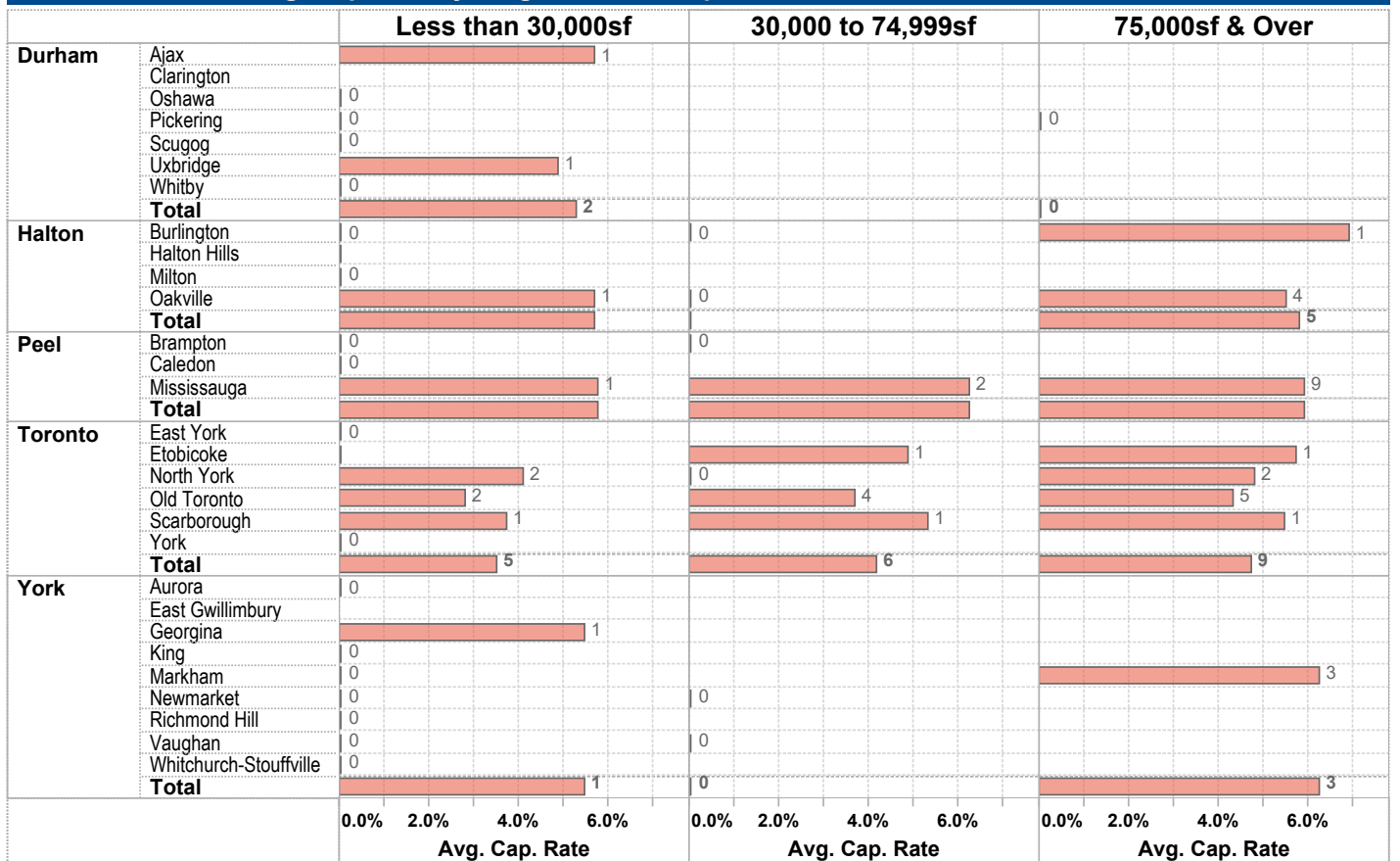
First Mortgage Primary Lender



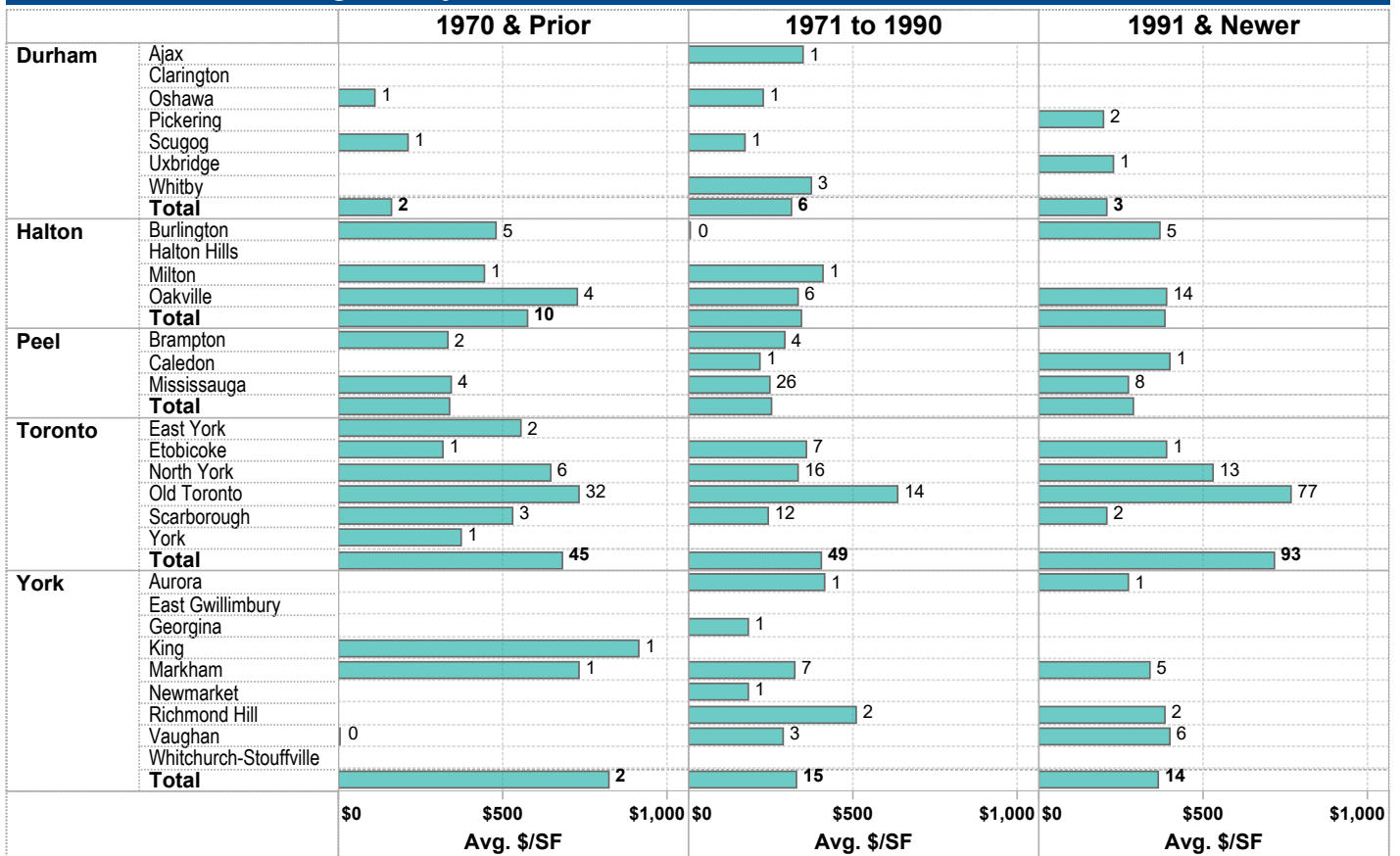
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



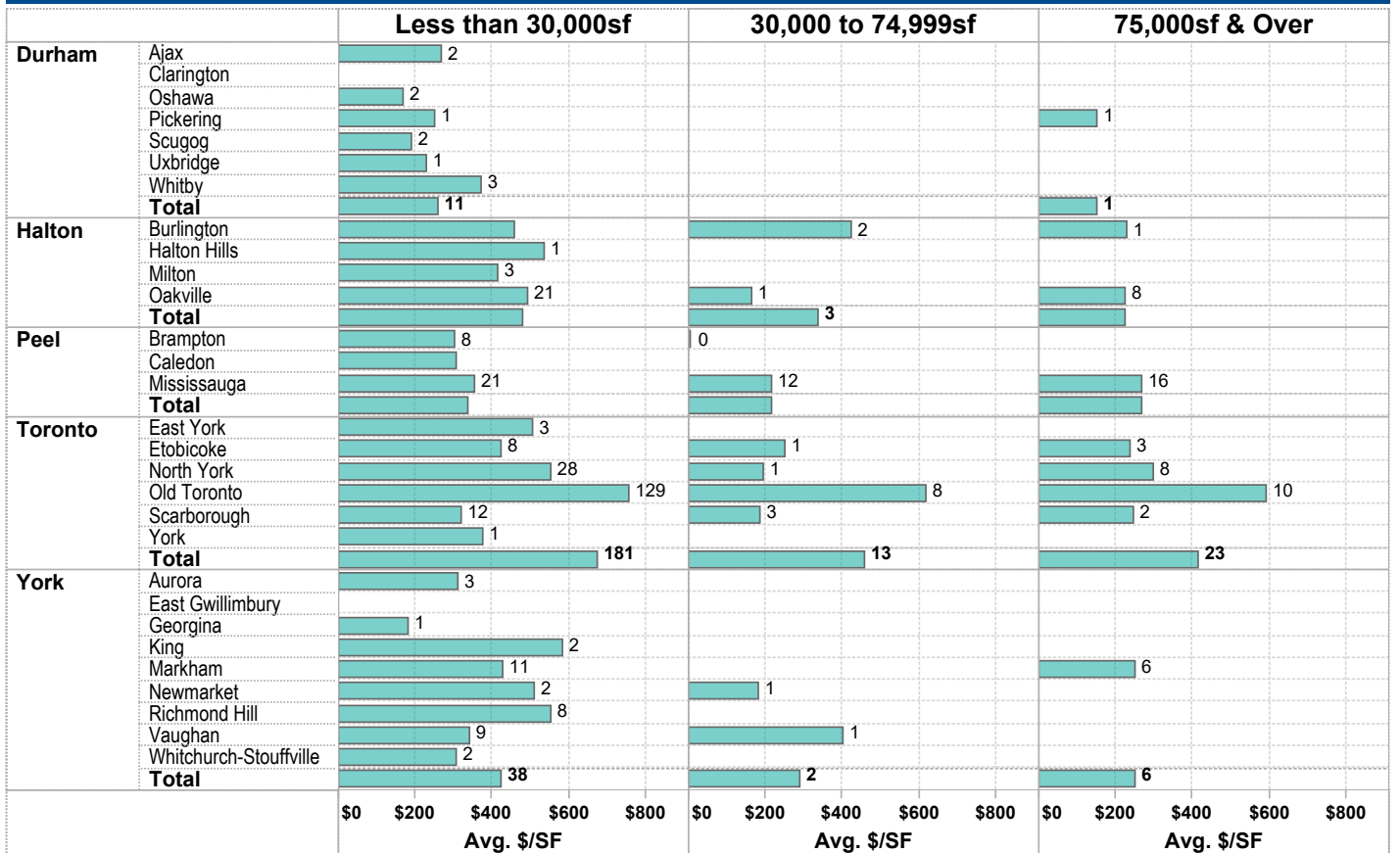
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



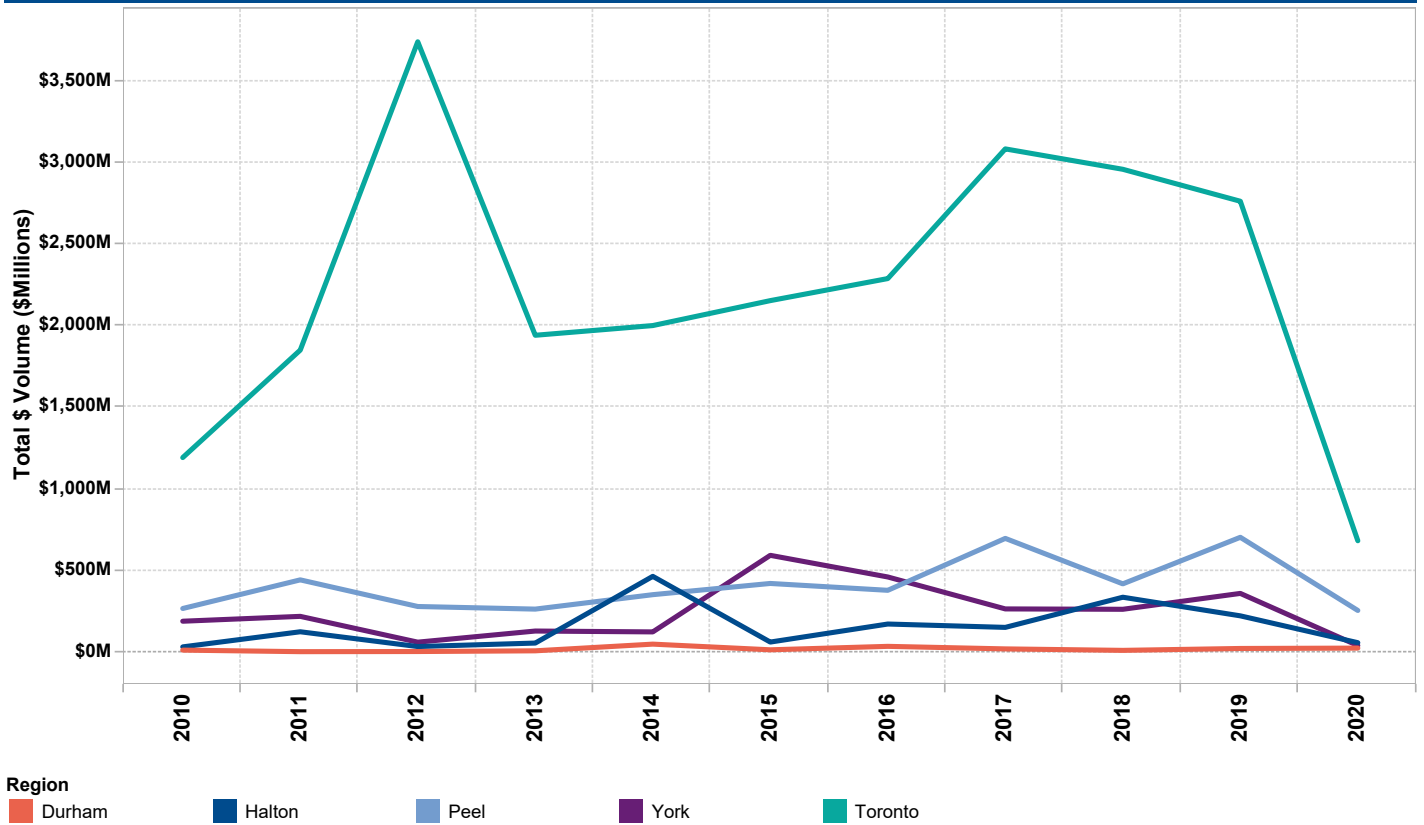
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



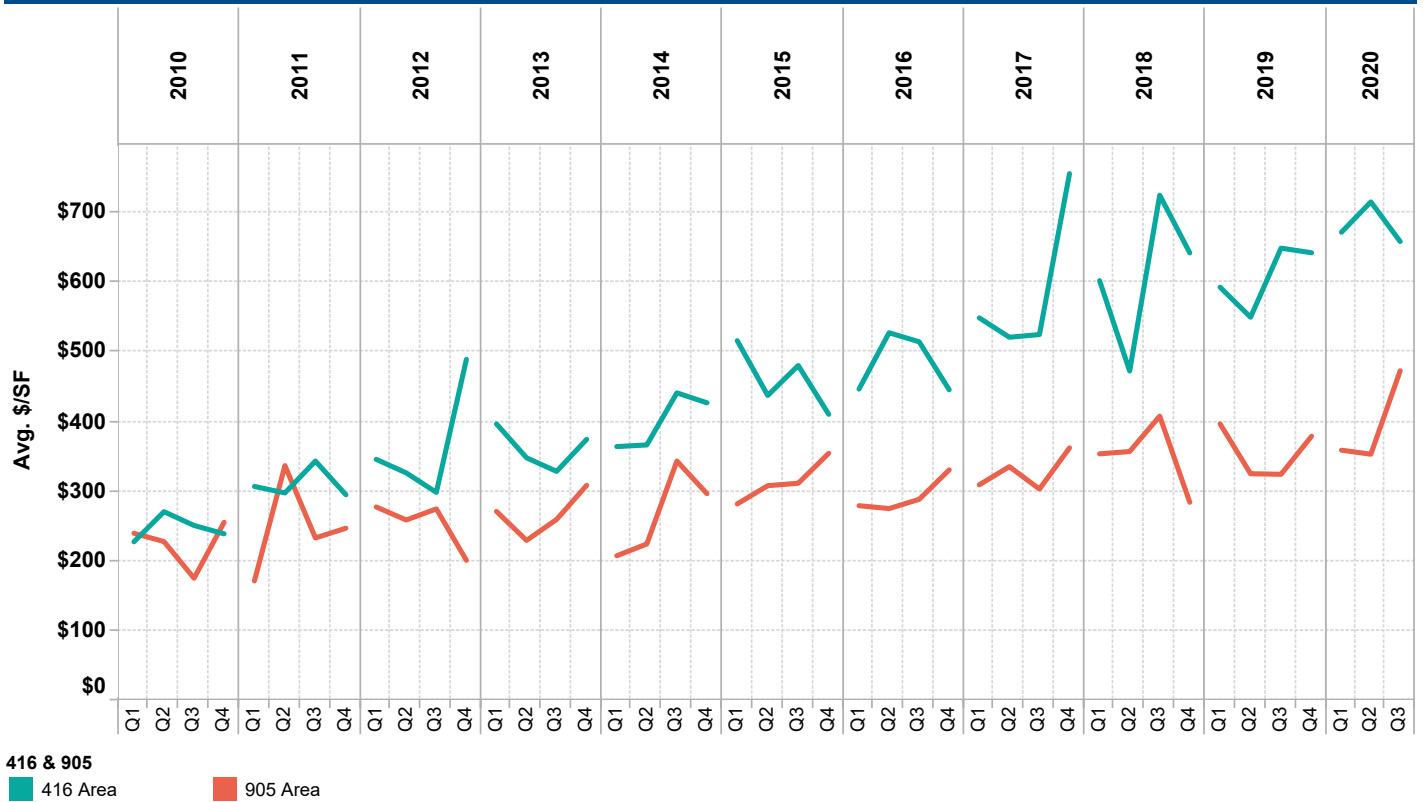
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



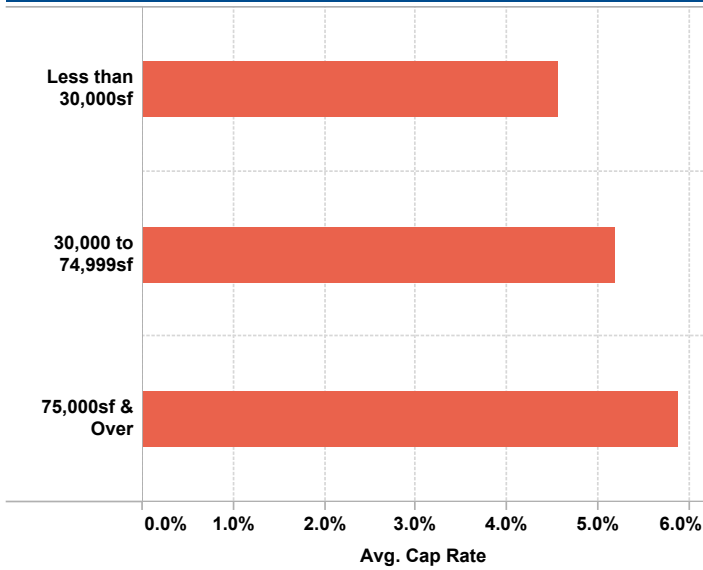
Office - Total Dollar Volume by Region



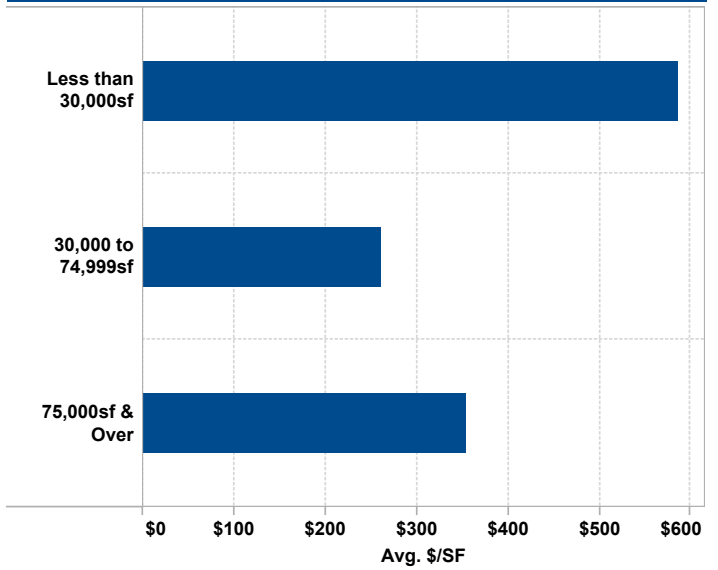
Office - Avg. \$/SF by Area



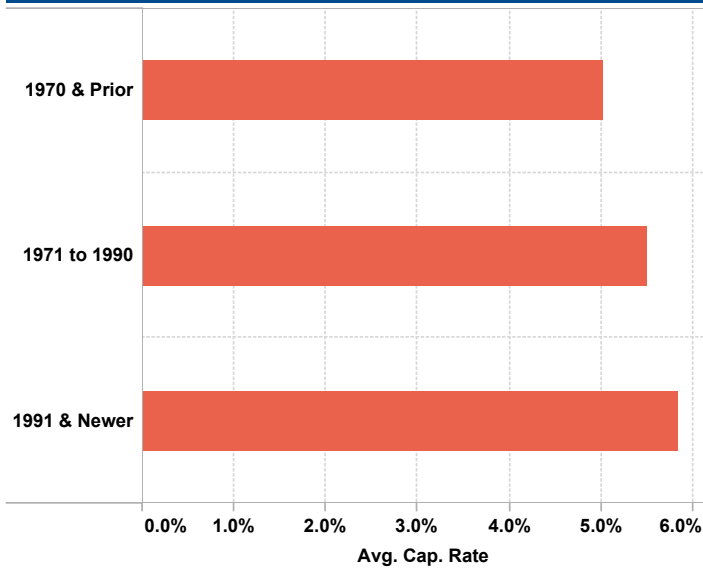
Office - Avg. Cap Rate by Bldg. Size (last 12 mos.)



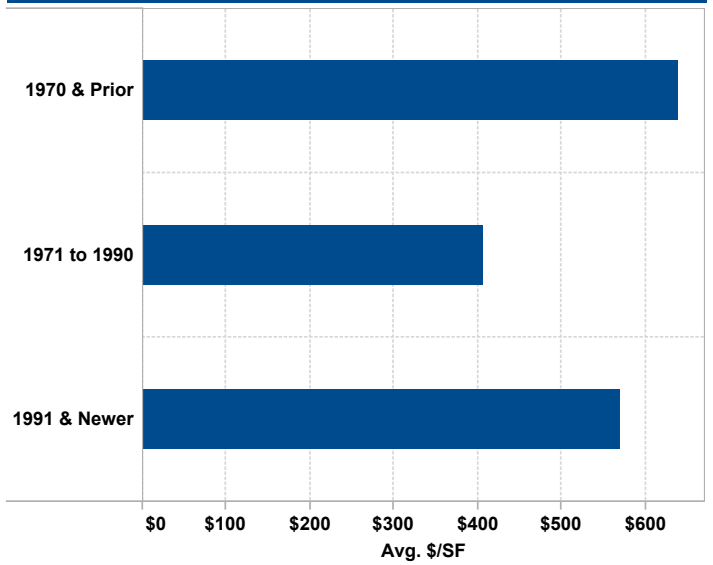
Office - Avg. \$/SF by Bldg. Size (last 12 mos.)



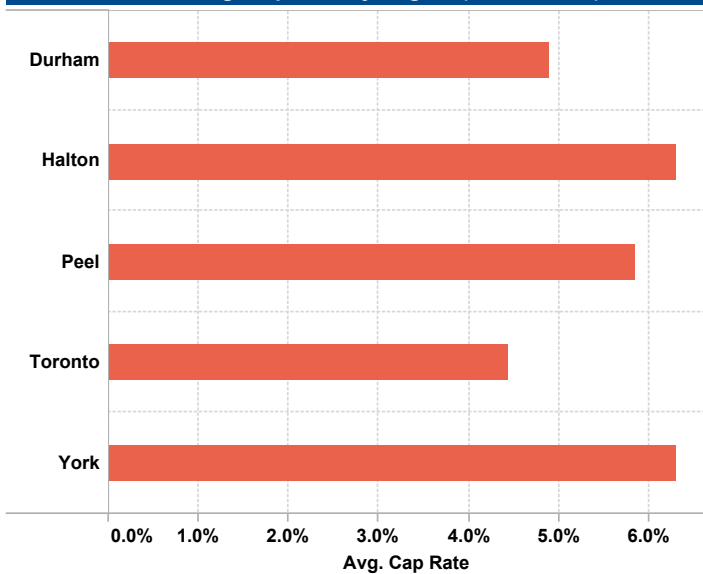
Office - Avg. Cap Rate by Const. Year (last 12 mos.)



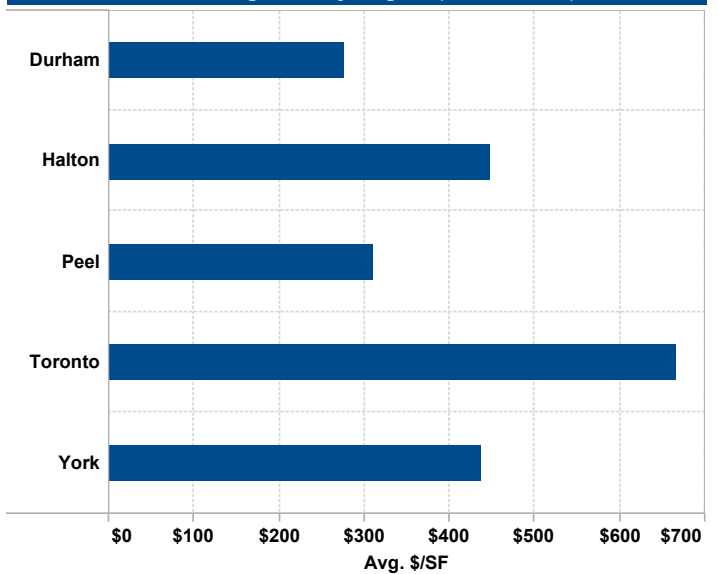
Office - Avg. \$/SF by Const. Year (last 12 mos.)



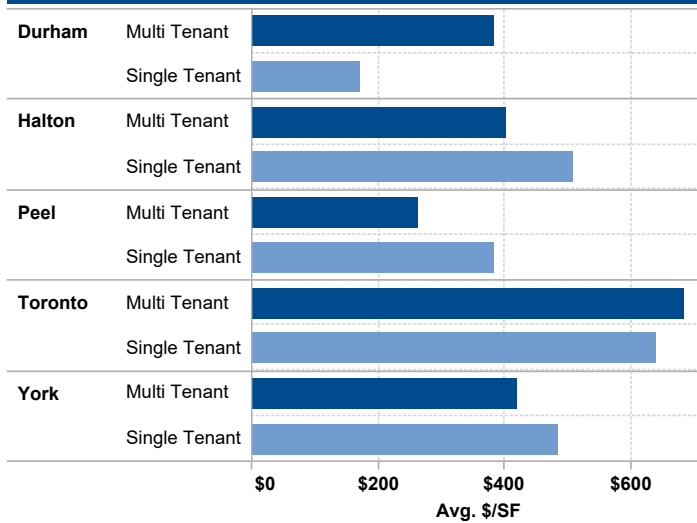
Office - Avg. Cap Rate by Region (last 12 mos.)



Office - Avg. \$/SF by Region (last 12 mos.)



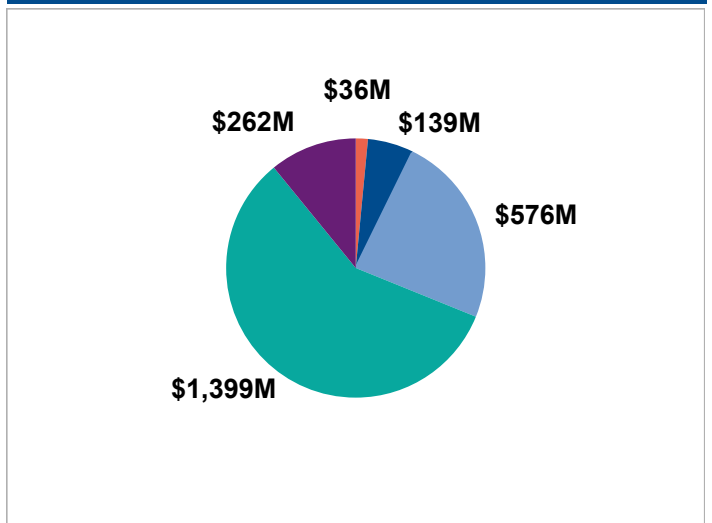
Office - Avg. \$/SF by Region & Tenancy (last 12 mos.)



Property Type

- Multi Tenant
- Single Tenant

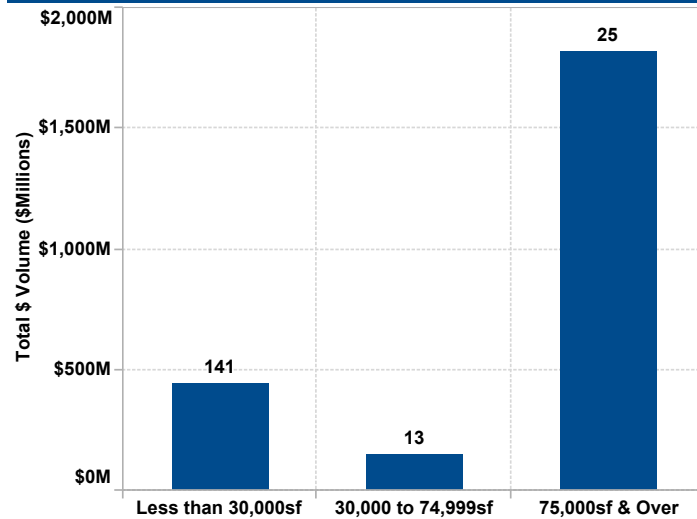
Office - Total \$ Volume by Region (last 12 mos.)



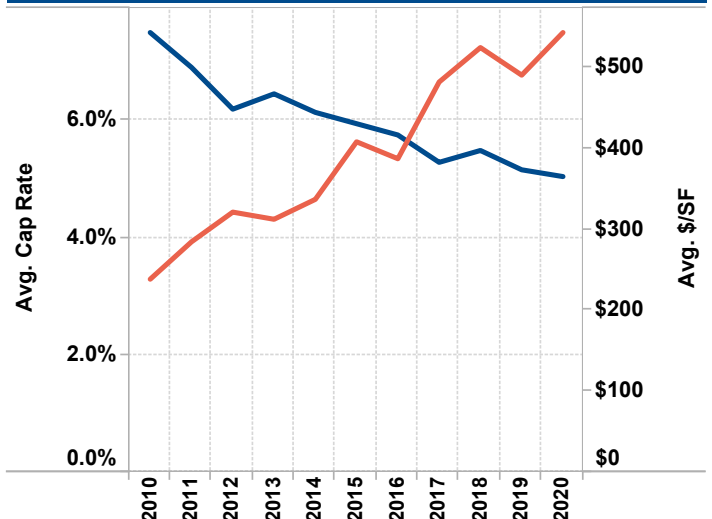
Region

- Durham
- Halton
- Peel
- Toronto
- York

Office - \$ Volume & Transactions by Bldg. Size (last 12 mos.)



Office - Avg. \$/SF vs. Cap Rate



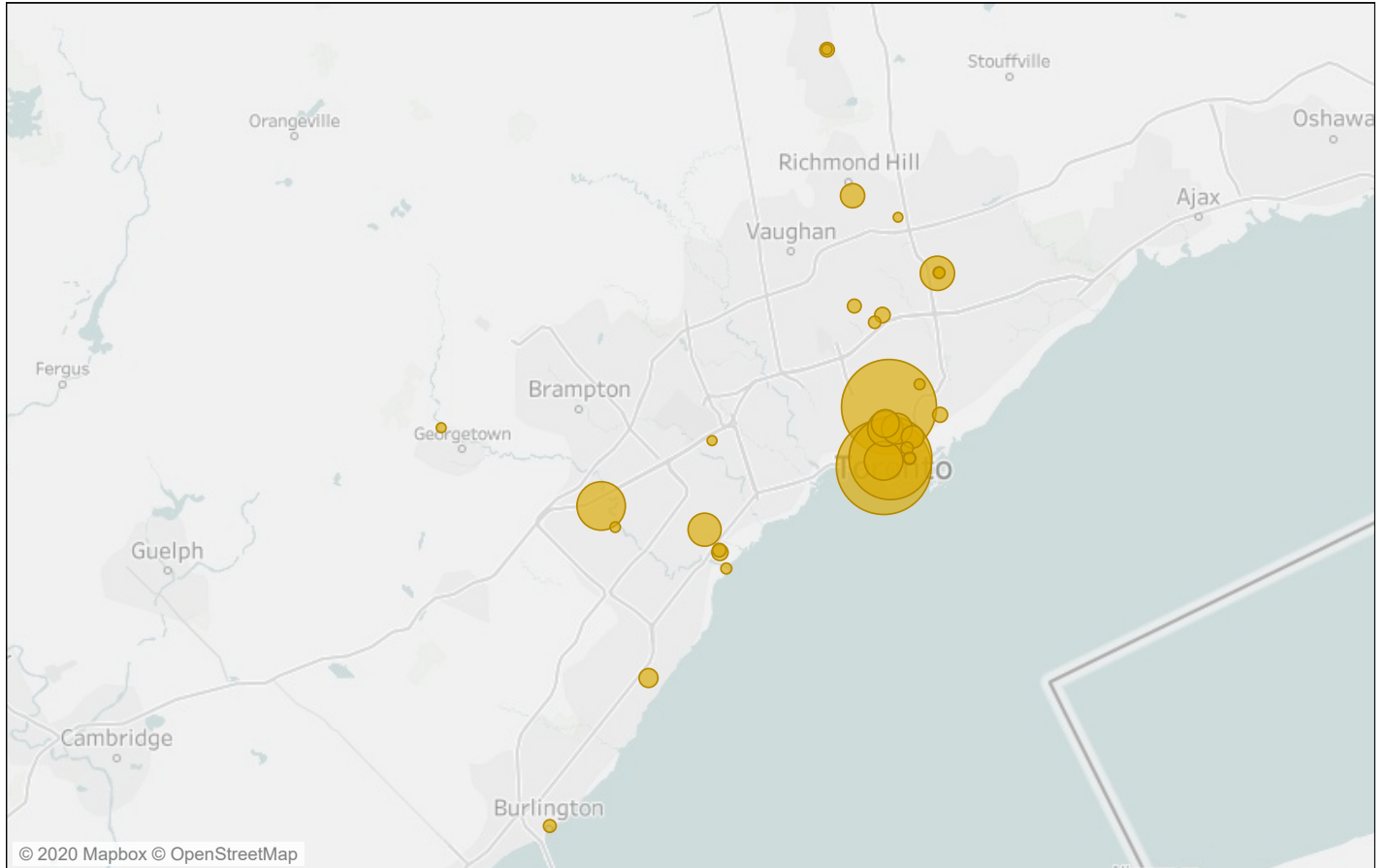
Measure Names

- Avg. \$/SF
- Avg. Cap Rate

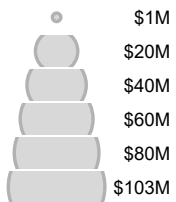
Office - Top Transactions Q3 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
277 Wellington Street West	Old Toronto	\$78,500,000	100,076	\$784	Market
1800 Argentia Road	Mississauga	\$26,825,892	80,000	\$335	Market
1 Niagara Street	Old Toronto	\$17,000,000	25,454	\$668	Distress
23 Bedford Road	Old Toronto	\$14,250,000	19,102	\$746	Market
3601 Victoria Park Avenue	Scarborough	\$13,410,000	69,000	\$194	Market

Office - Q3 2020 Transactions



Total Price



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