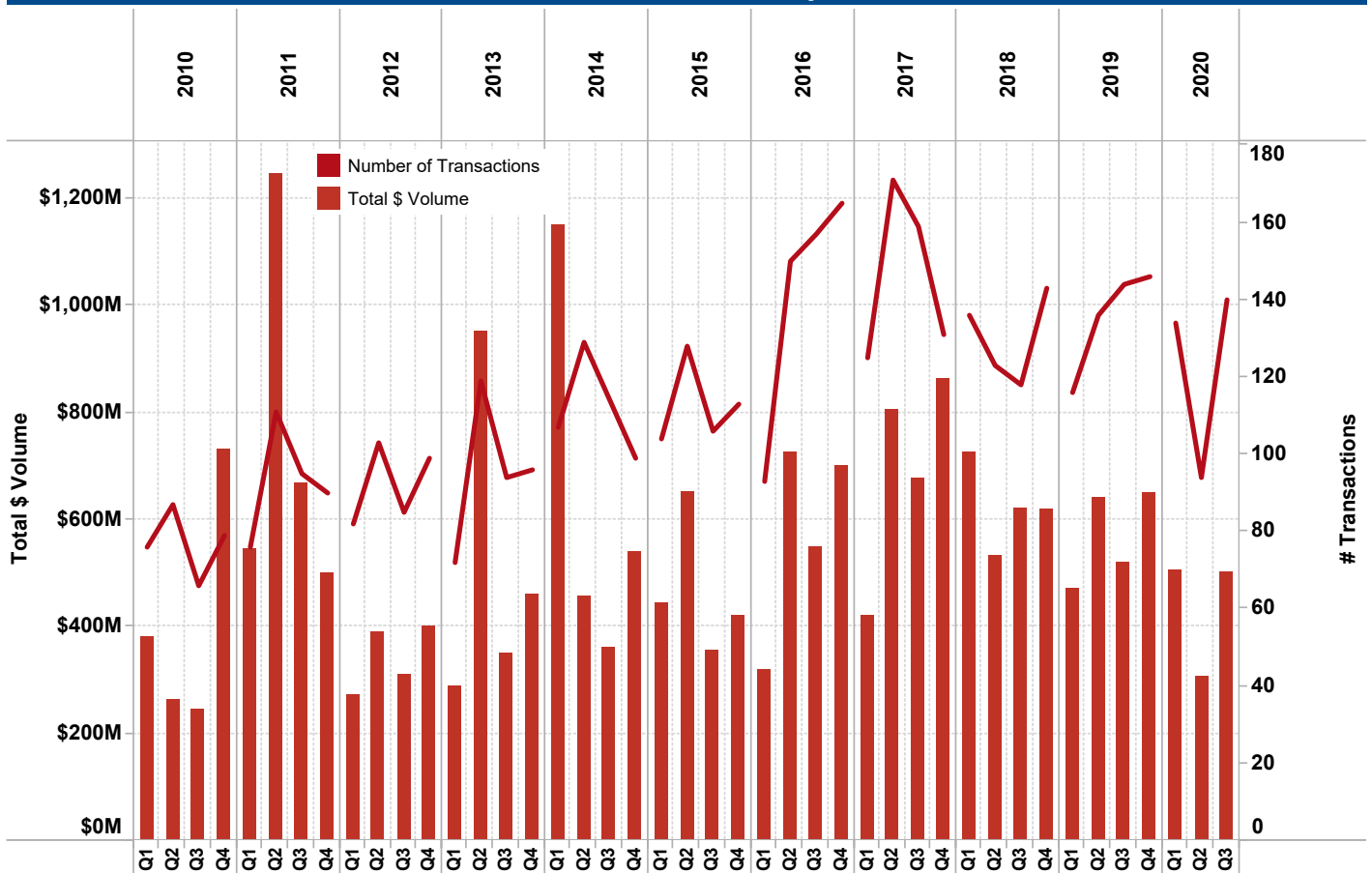

Greater Toronto Area Retail

Commercial Q3 2020 Statistics

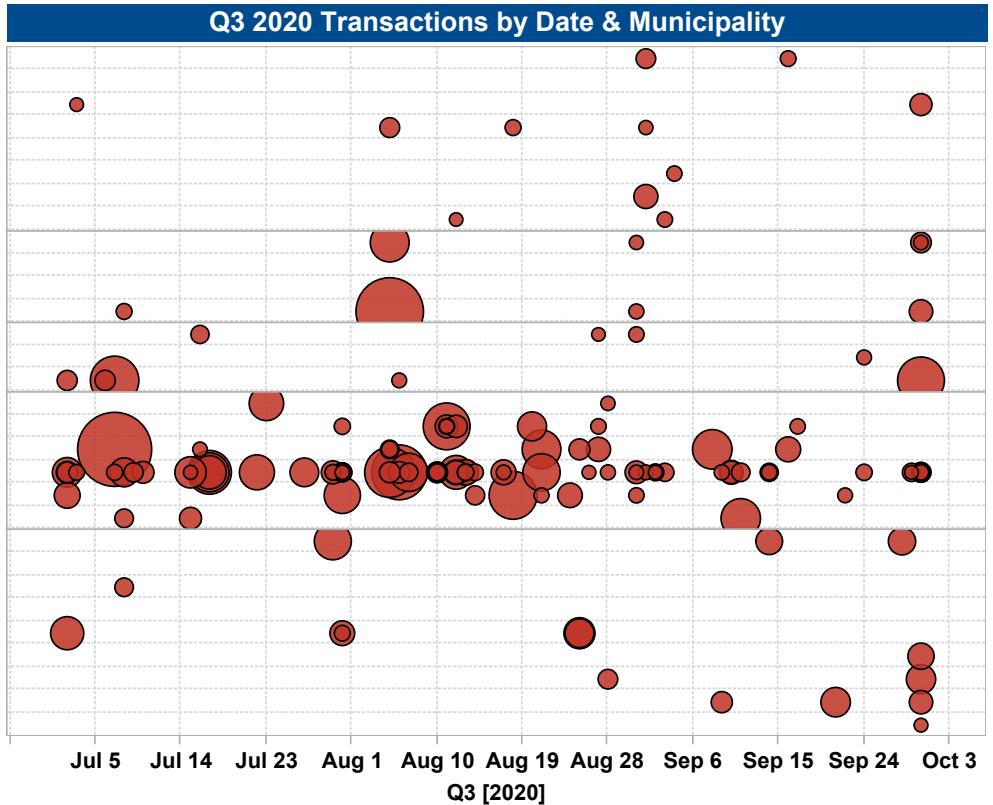
Data as of September 30, 2020



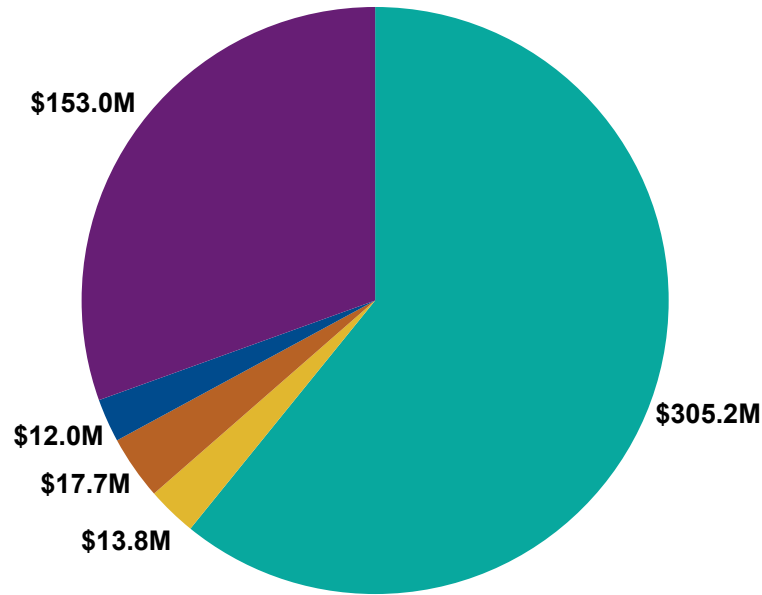
Retail - Total Price & Transactions by Year & Quarter



Retail		
Durham	Ajax	\$3.5M
	Brock	
	Clarington	\$3.7M
	Oshawa	\$4.6M
	Pickering	
	Scugog	\$1.3M
	Uxbridge	\$3.2M
	Whitby	\$2.3M
Halton	Burlington	\$12.8M
	Halton Hills	
	Milton	
	Oakville	\$30.5M
Peel	Brampton	\$4.1M
	Caledon	\$1.2M
	Mississauga	\$30.5M
Toronto	East York	\$7.6M
	Etobicoke	\$28.8M
	North York	\$60.3M
	Old Toronto	\$202.2M
	Scarborough	\$32.4M
	York	\$13.0M
York	Aurora	\$15.5M
	East Gwillimbury	
	Georgina	\$1.9M
	King	
	Markham	\$20.5M
	Newmarket	\$3.8M
	Richmond Hill	\$6.8M
	Vaughan	\$10.2M
	Whitchurch-Stouffville	\$1.0M



Retail - Q3 2020 Purchaser Profile by Total \$ Volume



Purchaser Profile

- Private Investor - Canadian
- Developer
- Government
- Public Investor - Canadian
- User

Retail - Q3 2020 Top Purchasers, Vendors, Lenders

First Purchaser

(Dufferin Lawrence Properties Inc.) Yorkdale Toyota	1 deal(s)
(Lamco Inc.) The Humberview Group	1 deal(s)
(94 Cumberland Street Retail Inc.) Prowinko Canada	1 deal(s)
(Fergus Bloor Inc.) Northloop Development	1 deal(s)
(2345774 Ontario Ltd.) Rafih Auto Group	1 deal(s)

\$0M \$10M \$20M \$30M \$40M \$50M \$60M \$70M \$80M \$90M \$100M

First Vendor

(An individual(s) acting in his/her own capacity)	39 deal(s)
(3633993 Canada Inc.)	1 deal(s)
(Cars Canada Pad 1 GPSPE L.L.C)	1 deal(s)
(Empire Communities (2183 Lakeshore Blvd.) Ltd.) Empire Comm..	5 deal(s)
(MSB 94 Cumberland GP Inc.) Minto Group	1 deal(s)

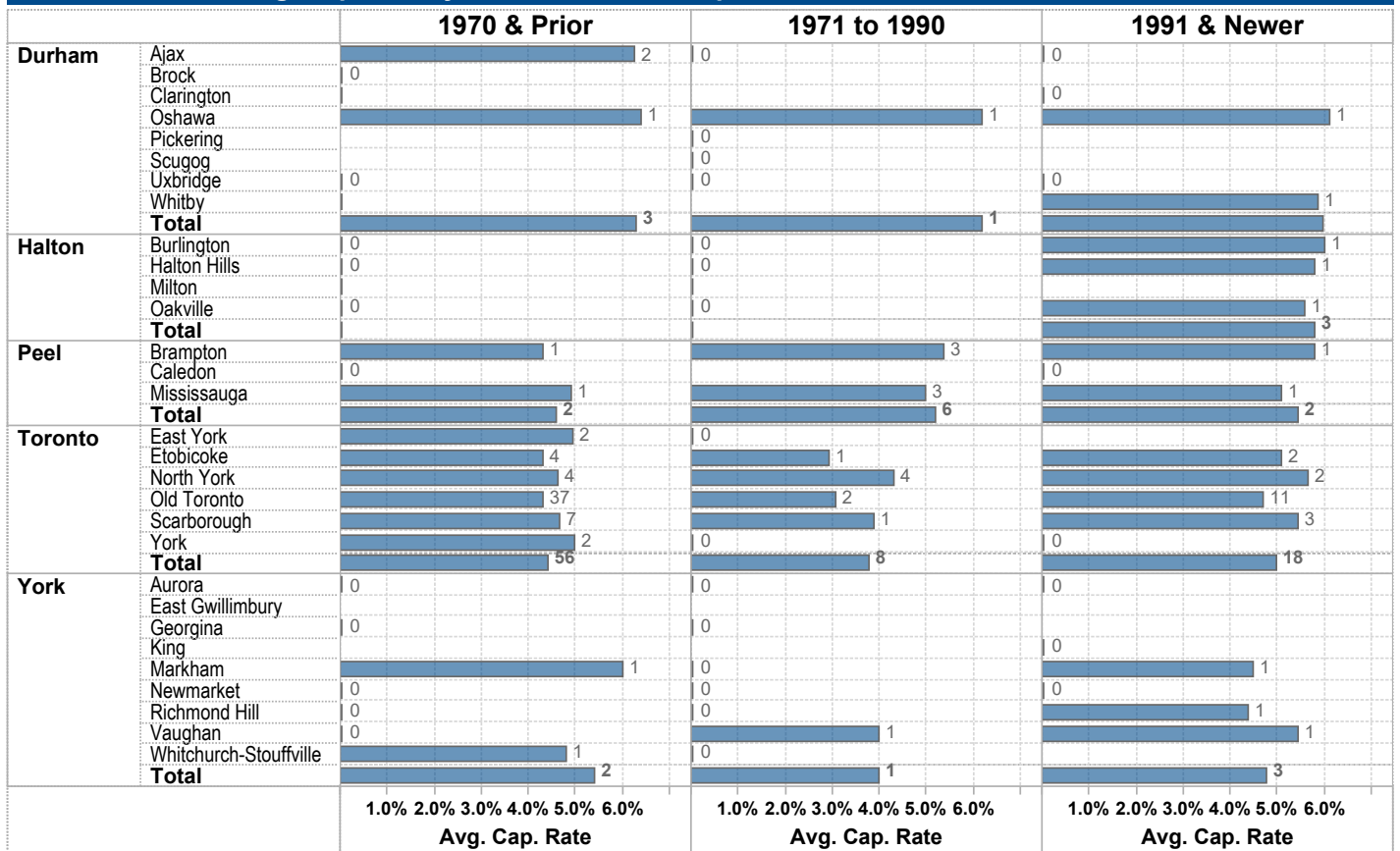
\$0M \$10M \$20M \$30M \$40M \$50M \$60M \$70M \$80M \$90M \$100M

First Mortgage Primary Lender

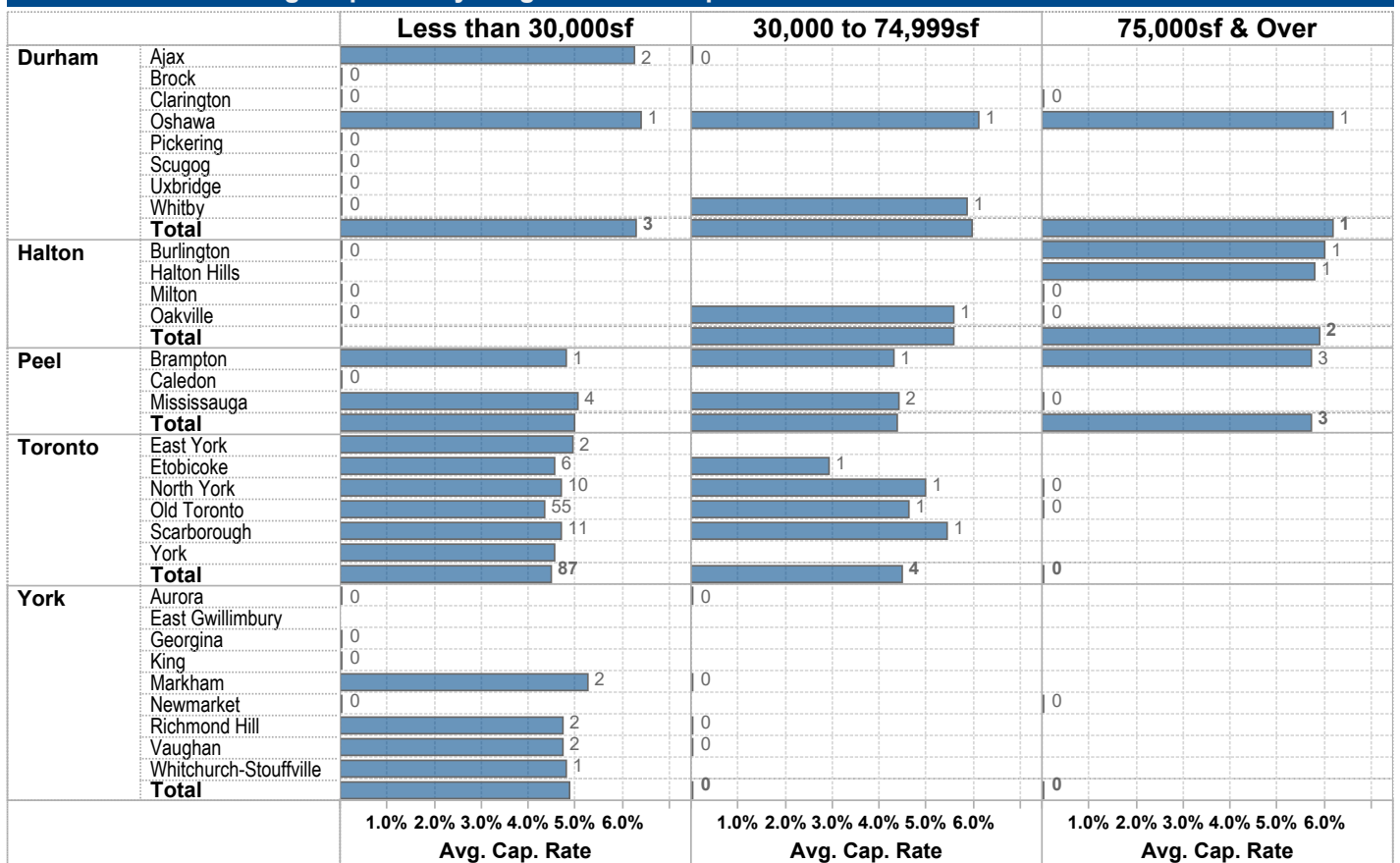
Vendor Financed	19 deal(s)
The Toronto-Dominion Bank	15 deal(s)
The Bank of Nova Scotia	6 deal(s)
Bank of Montreal	11 deal(s)
Toyota Credit Canada Inc.	1 deal(s)

\$0M \$10M \$20M \$30M \$40M \$50M \$60M \$70M \$80M \$90M \$100M

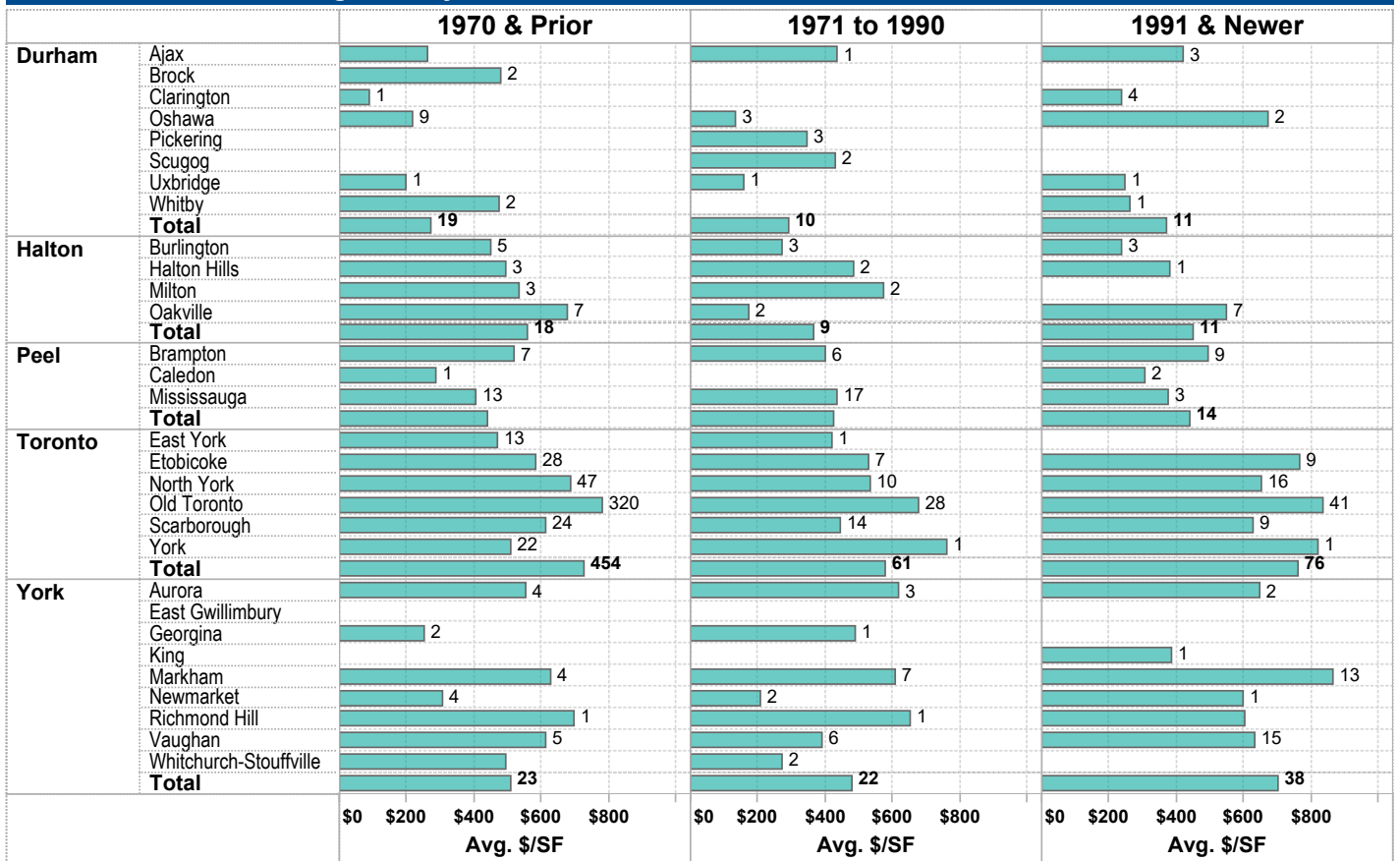
Avg. Cap Rate by Const. Year with Cap Rate Deal Count - Last 24 Months



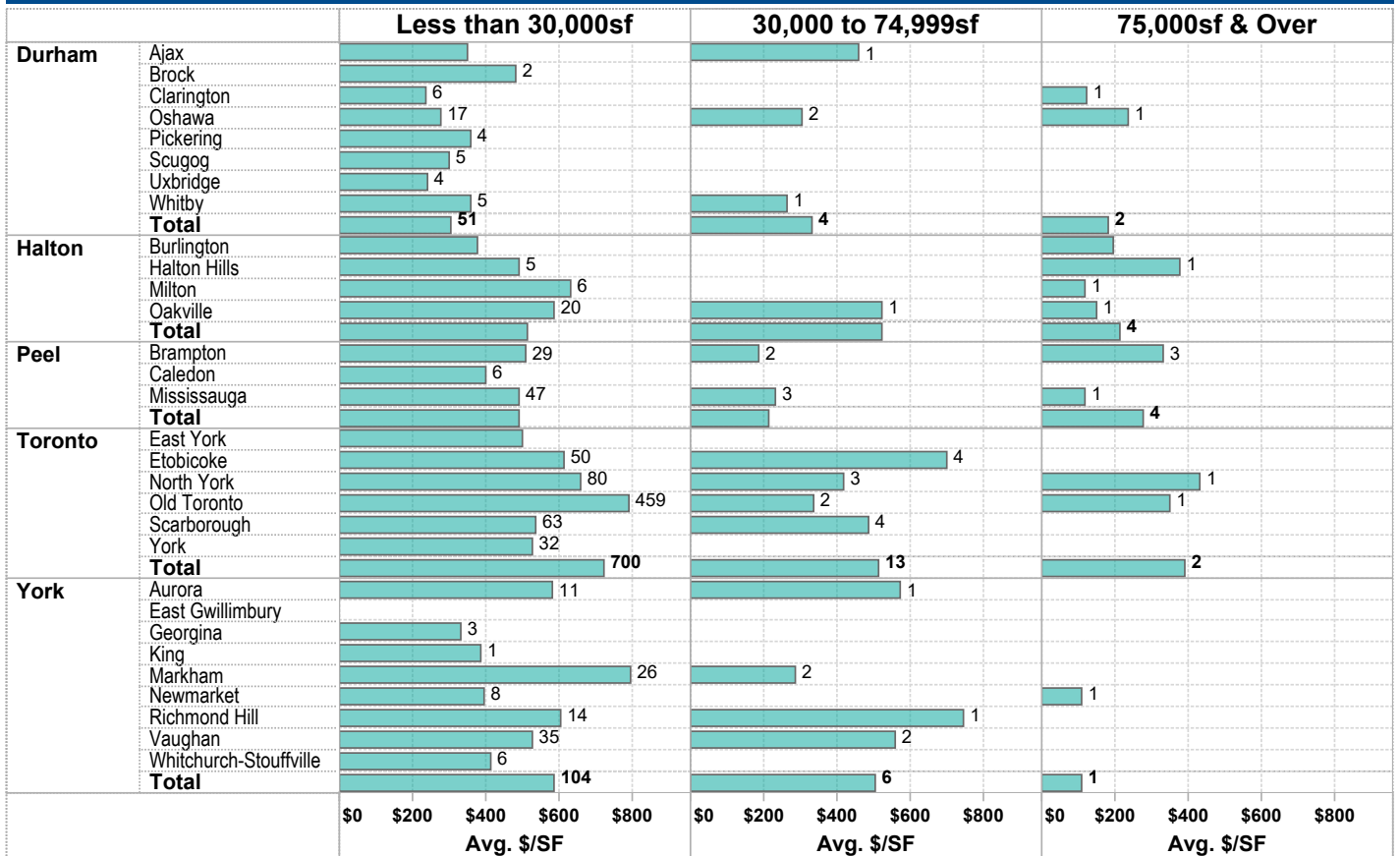
Avg. Cap Rate by Bldg. Size with Cap Rate Deal Count - Last 24 Months



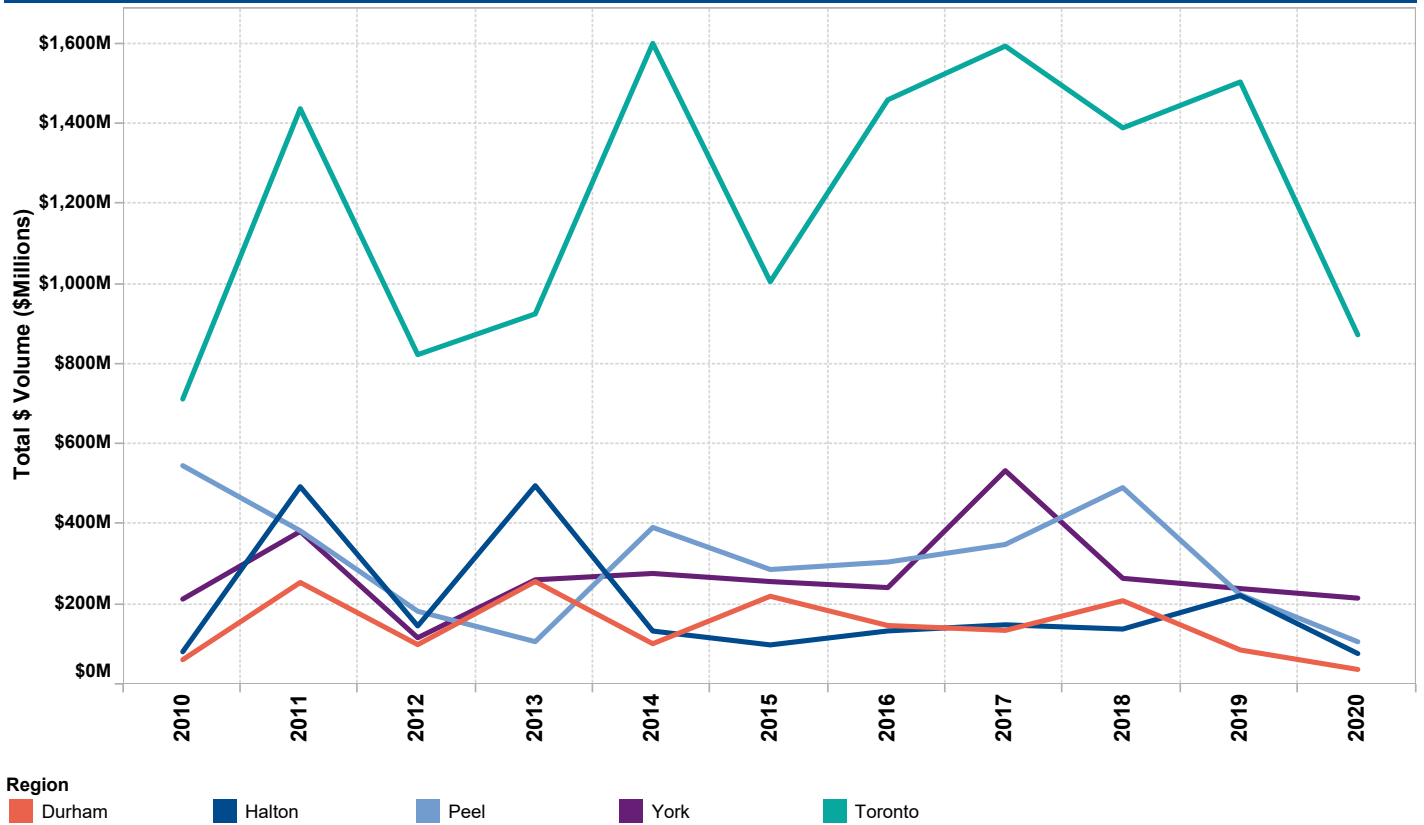
Avg. \$/SF by Const. Year with \$/SF Deal Count - Last 24 Months



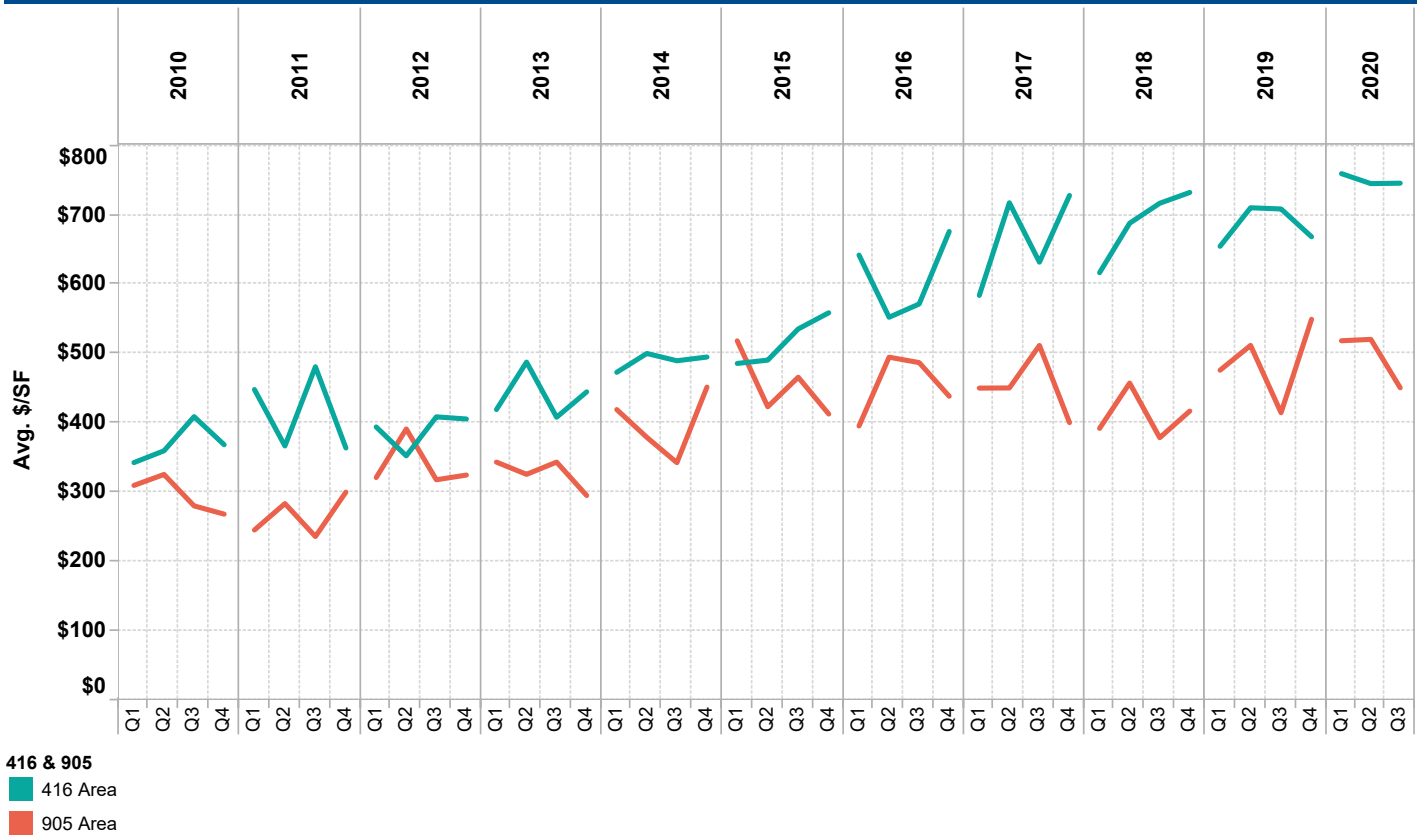
Avg. \$/SF by Bldg. Size with \$/SF Deal Count - Last 24 Months



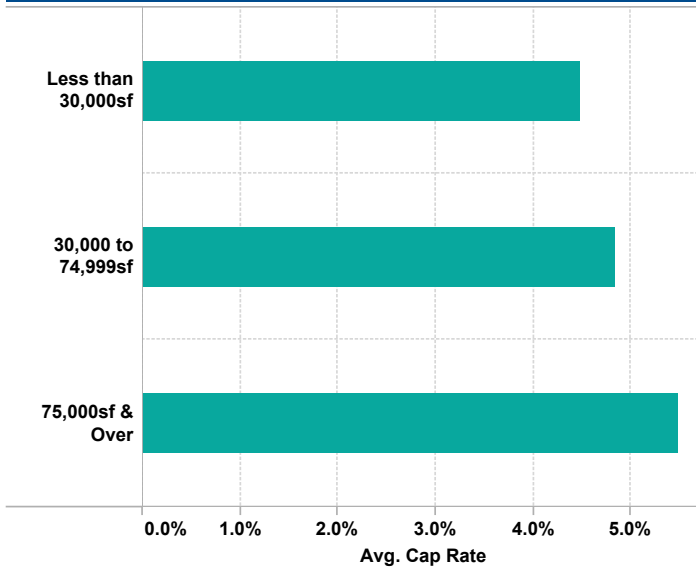
Retail - Total Dollar Volume by Region



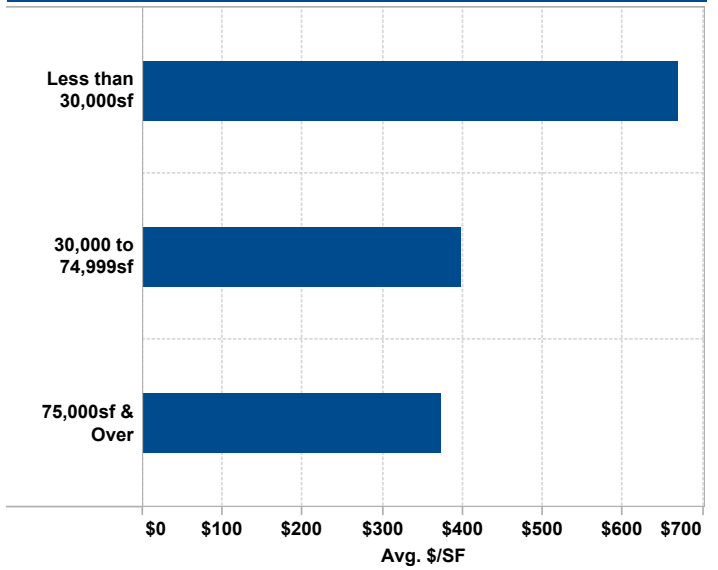
Retail - Avg. \$/SF by Area



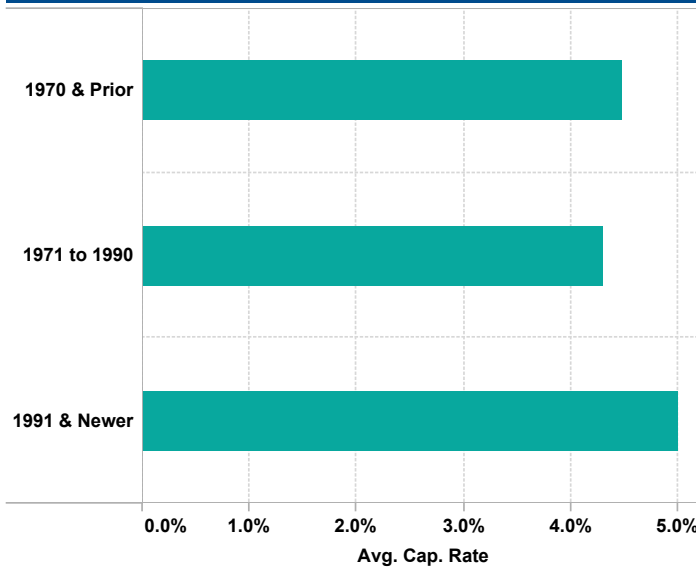
Retail - Avg. Cap Rate by Bldg. Size (last 12 mos.)



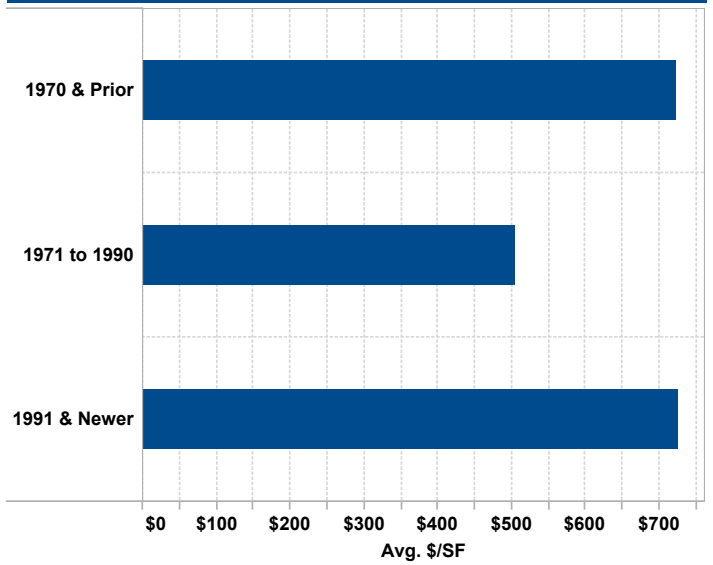
Retail - Avg. \$/SF by Bldg. Size (last 12 mos.)



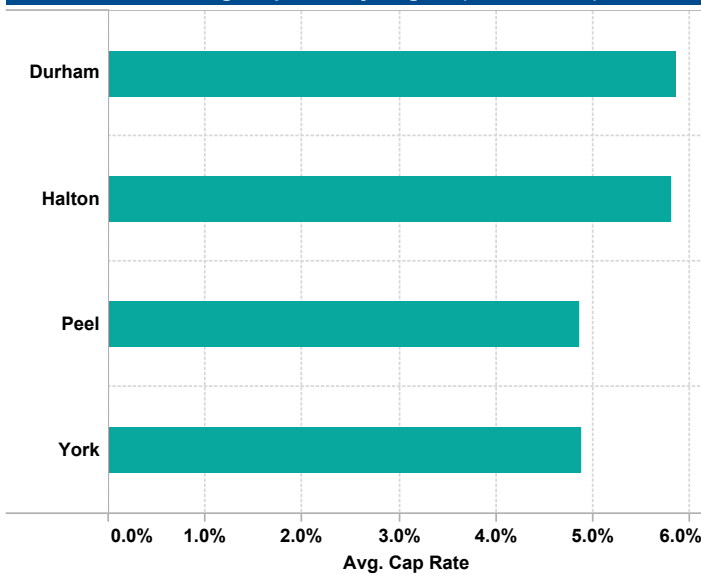
Retail - Avg. Cap Rate by Const. Year (last 12 mos.)



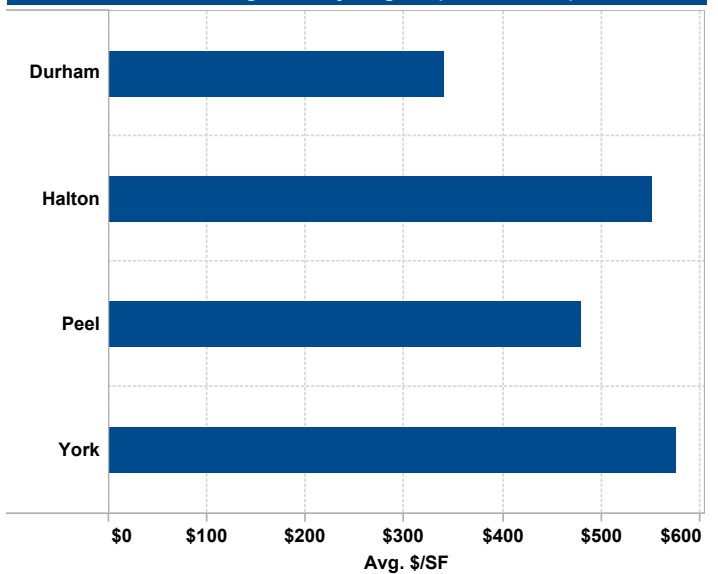
Retail - Avg. \$/SF by Const. Year (last 12 mos.)

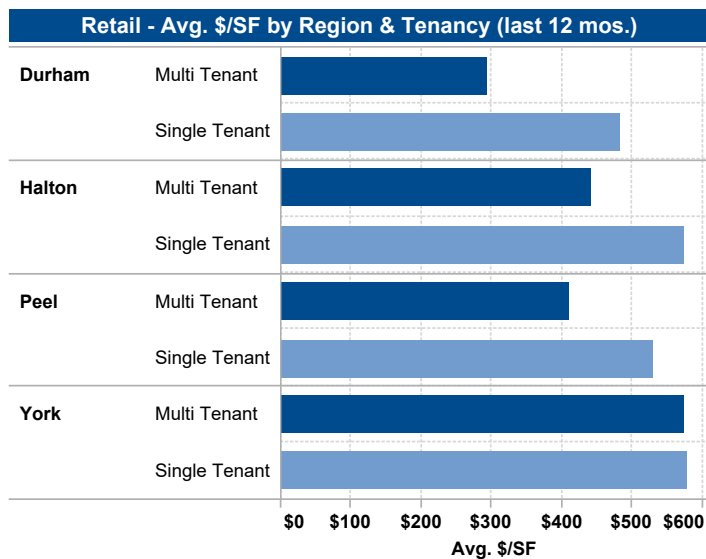


Retail - Avg. Cap Rate by Region (last 12 mos.)



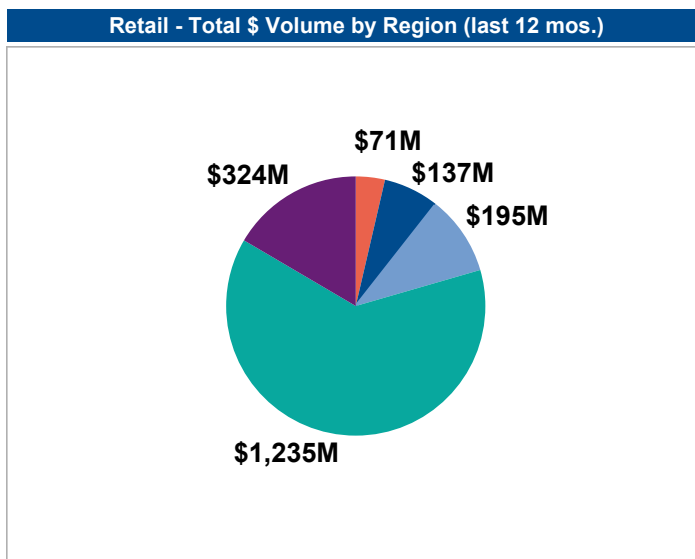
Retail - Avg. \$/SF by Region (last 12 mos.)





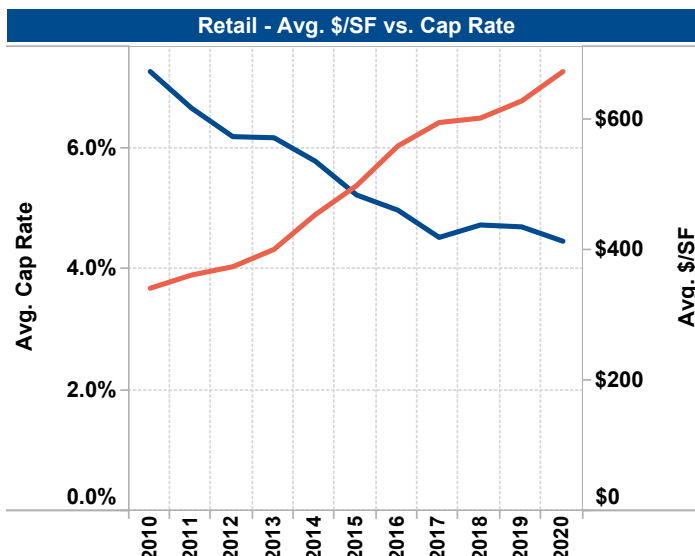
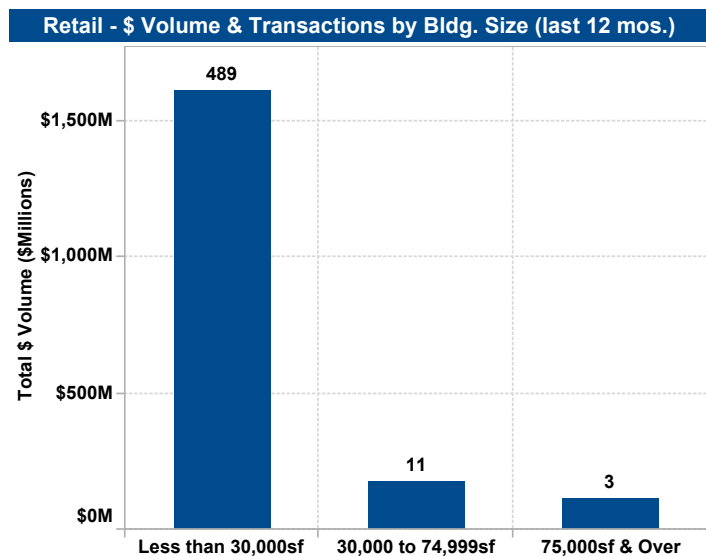
Property Type

- Multi Tenant
- Single Tenant



Region

- Durham
- Halton
- Peel
- Toronto
- York



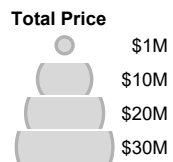
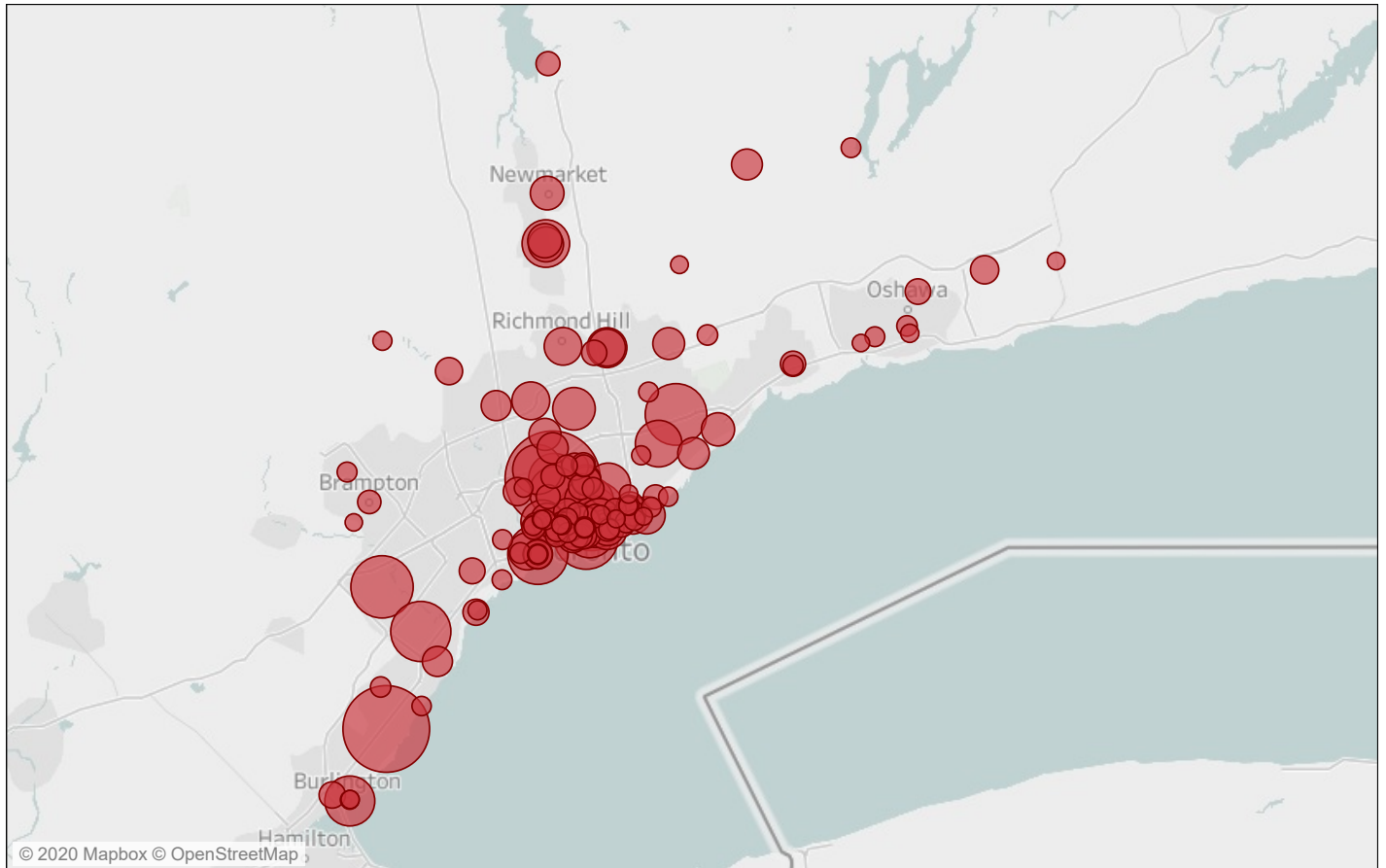
Measure Names

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

Retail - Top Transactions Q3 2020

First Address	Municipality	Total Price	Building Size	Price Per Sq# Foot	Sale Type
3080 Dufferin Street	North York	\$30,000,000	29,800	\$1,008	Market
2375 Wyecroft Road	Oakville	\$24,900,000	29,600	\$841	Market
88 Cumberland Street	Old Toronto	\$16,500,000	5,280	\$3,125	Market
563 King Street West	Old Toronto	\$13,750,000	14,750	\$932	Market
2260 Battleford Road	Mississauga	\$12,870,000	22,750	\$566	Market

Retail - Q3 2020 Transactions



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