

OVER 30 YEARS EXPERIENCE WITH INTEGRITY, TRUST AND PROVEN RESULTS.

EASTERN ONTARIO SENIORS HAVE LONGEST NURSING HOME WAIT TIME

Eastern Ontario seniors still wait the longest of any in the province to be admitted to a nursing home, but that delay has been cut slightly over the past year.

Compared with the rest of the province, this region has the longest median wait for a nursing-home bed at 209 days, according to a report released Thursday on the state of Ontario's health-care system.

That means half of the 3,058 seniors on the list for one of the region's 7,800 long-term care beds wait nearly seven months, while the other half wait even longer.

The delay is a slight improvement from the 237 days reported last year, but it's worse than the 169 days documented in 2008...[Read More](#)

2ND QUARTER,
JULY, 2011.

FEATURED PROPERTY

RIDEAU GARDENS - OTTAWA



RECENT TRANSACTIONS

GUMBERLAND LODGE - OTTAWA



CLOCKTOWER - NEWMARKET



PROPERTIES AVAILABLE

<u>AREA</u>	<u>SIZE</u>	<u>STATUS</u>
Central, Ontario	55+ Units	Available
Ottawa, Ontario.	175+ Units	Available
Central, Ontario.	200+ Units	Available
Ottawa, Ontario	60+ Beds	Conditionally Sold
Newmarket, Ontario.	90+ Units	Conditionally Sold
Newmarket, Ontario.	36+ Units	Sold
Ottawa, Ontario.	70+ Beds	Sold
Windsor, Ontario.	90+ Beds	Sold

RETIREMENT HOME PROJECTS

After having lightweight steel framing installed in three of its residences, the development arm of retirement home operator Diversicare Canada is convinced of its benefits as a cost-effective construction delivery system.

"We saved about 30 days in construction time and maybe 10 per cent in costs" says Domenic Gesualdi, president of DCMS Realty, referring to the recently completed seven-storey, 150-unit Roxborough Retirement Residence on Davis Drive in Newmarket, Ontario.

Construction started in spring 2009 and by early December 2010, the first residents were moving in, says Gesualdi, who credits the fast timetable, in large part, to the light framing system. The first two common floors were built of concrete slabs because of their different configurations and uses.

But as the five residential floors have an identical layout, they were built with cold-formed lightweight steel framing as the primary structural load-bearing wall and floor components. It took about two weeks to install each floor, he says.

"At the same time the building has the look and feel of concrete," he said...[Read More](#)

"AGING IN PLACE"

Carol Goar writes about the failure of the long-term care system to allow seniors to "age in place" — that is enabling persons living in retirement homes or other private pay accommodation to be given priority for admission to the associated long-term care homes when they required that level of care. While we agree that the system is not perfect, we cannot agree with her conclusions. While "aging in place" may work for some, it does not work for all...

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FIVE-YEAR TERM	SPREADS OVER GOCB	INTEREST RATES
CMHC MULTI-FAMILY	0.75% - 1.00%	3.07% - 3.32%
CONVENTIONAL MULTI-FAMILY	1.80% - 2.25%	4.12% - 4.57%
RETAIL, OFFICE, INDUSTRIAL	1.85% - 2.35%	4.17% - 4.67%

CURRENT BOND RATES
CLICK HERE

THE ABOVE INTEREST RATES ARE CURRENT AS OF JULY 5, 2011 AND ARE BASED ON GENERAL CONDITIONS IN THE COMMERCIAL MORTGAGE MARKET FOR GOOD QUALITY COMMERCIAL PROPERTY. THESE RATES ARE INDICATIVE ONLY AND SHOULD NOT BE TAKEN AS AN OFFER OF MORTGAGE FINANCING. RATES ARE APPLICABLE TO MORTGAGES IN EXCESS OF \$1.0 MILLION.

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