

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

DEVELOPMENT SITE

PARTNERSHIP OPPORTUNITY

Site: 4.05 acres with zoning and site services agreements in-place

Location: 2 Douglas Road, Uxbridge, Ontario. Located only 40 minutes northeast of Toronto it is the 3rd largest geographical area in Durham Region

Project: Age-in-place seniors' community comprised of a 6 storey Retirement Residence (145+/- units), and a 6 storey Seniors' Apt. complex (80+/- units)

Partnership Opportunity

You are invited to Partner in this exciting development opportunity on terms which meet your investment requirements. **Interest parties are encouraged to present a partnership structure compatible with their expectations.**



4TH QUARTER,
DECEMBER, 2011.

RETAIL SPACE FOR LEASE

4074 SF. - CARLETON PLACE



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BARCLAY SERVICES
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THE BARCLAY TEAM
CLICK HERE

RATE PULSE

FIVE-YEAR TERM	SPREADS OVER GOCB	INTEREST RATES
CMHC MULTI-FAMILY	0.65% - 0.85%	1.90% - 2.10%
CONVENTIONAL MULTI-FAMILY	2.20% - 2.40%	3.45% - 3.65%
RETAIL, OFFICE, INDUSTRIAL	1.75% - 2.40%	3.00% - 3.65%

CURRENT BOND RATES
CLICK HERE

THE ABOVE INTEREST RATES ARE CURRENT AS OF DECEMBER 15, 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.**

STRONG RENTAL DEMAND TO BOLSTER CONFIDENCE IN TORONTO CONDO MARKET

The relatively lower cost of building new apartments in Toronto, as opposed to buying and repurposing old ones, is behind the latest world-leading building surge in the city, according to a leading brokerage.

ROCK Advisors Brokerage Inc. CEO Derek Lobo will moderate a panel in a few weeks in Toronto on the purpose-built, high-rise rental apartment industry.

"Confidence is growing in the industry after the past five years when the performance of purpose-built rental apartment stock remained stable and consistent, especially when compared with other investment sectors," Lobo said. His panel, set for the Metro Toronto Convention Centre on Thursday Dec. 1 at 9:30 a.m., will ask "Has the apartment market outperformed all other real estate classes? What is it likely to do next year?"

At least for the first question, Lobo was already providing a clue to his answer. "With falling cap rates and low interest rates... [Read More](#)

2012: MIXED BAG FOR OFFICE PROPERTY DEMAND

Demand for office real estate in Canada will slow in the first half of next year as economic uncertainty takes hold. But the lull in the market could be short lived, as the report also predicts office demand to regain momentum as early as the latter half of 2012.

"As the number of deals in progress slows, driven by uncertain global economic news and the related fall in business and consumer confidence, the capacity to meet demand for new space in most major markets will create a serious shortage of central inventory in the second half of 2012 and beyond," said Pierre Bergevin, the president and CEO of C&W Canada.

The uncertainty to start the year, however, is likely to slow development of new projects, and thus keep supply short, he said. Thus the lower inventory will result in lowered vacancy rates and increase in total rents if demand picks up.

The report predicted Calgary to be the tightest office rental market, with Class A vacancy at 1.2% in 2012... [Read More](#)