

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

**TURN-KEY DEVELOPMENT SITE**

**JOINT DEVELOPMENT OPPORTUNITY OR ALTERNATE OWNERSHIP STRUCTURE**

**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**

Interest parties are encouraged to present a partnership structure compatible with their expectations. Alternate ownership structures will be considered.



1ST QUARTER,  
MARCH, 2012.

**OUR CURRENT LISTINGS**  
CLICK HERE

**CONTACT US**  
CLICK HERE

**BARCLAY SERVICES**  
CLICK HERE

**THE BARCLAY TEAM**  
CLICK HERE

**OUR PAST TRANSACTIONS**  
CLICK HERE

**RATE PULSE**

FIVE-YEAR TERM	SPREADS OVER GOCB	INTEREST RATES
CMHC MULTI-FAMILY	0.80% - 1.05%	2.45% - 2.70%
CONVENTIONAL MULTI-FAMILY	2.00% - 2.20%	3.55% - 3.85%
RETAIL, OFFICE, INDUSTRIAL	1.75% - 2.40%	3.40% - 4.05%

**CURRENT BOND RATES**  
CLICK HERE

THE ABOVE INTEREST RATES ARE CURRENT AS OF MARCH 23, 2012 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.

**TORONTO BUBBLE RISK TOPS NEW YORK IN CONDOS**

A sliver of land wedged between Toronto's elevated expressway and an off-ramp that pumps traffic into downtown may become the epicenter for a Canadian housing bubble. In four years, this site that's now used as a parking lot and police impound near the shores of Lake Ontario will be home to Ten York, a 75-story glass building that would be the country's third-tallest condo tower.

Toronto has more skyscrapers and high-rises under construction than any North American city -- almost three times as many as New York -- stoking debate on whether the condominium market in Canada's largest city is headed for a U.S.-style correction as prices rise and household borrowing hits a record. Canadian lenders including Toronto-Dominion Bank last week raised mortgage rates to cool off the housing market.

"Condo construction has always been rather prone to boom and bust cycles, and this one seems particularly strong," said Sheryl King, an economist with Bank of America Merrill Lynch in Toronto. "Builders seem to overestimate how much demand is going to be out there, and that's when you tend to see some abrupt pull-back."...[Read More](#)

**MARK CARNEY HINTS AT HIGHER RATES**

The Bank of Canada held its key interest rate at 1 per cent Thursday, while hinting that higher borrowing costs could come sooner than expected by stressing signs of improvement both in Canada and abroad, and again calling household debt the biggest domestic risk.

In leaving borrowing costs alone for a 12th consecutive meeting, policy makers extended what has become the longest pause in several decades, a decision that was expected by Bay Street analysts and economists, most of whom see Governor Mark Carney staying on hold until at least the middle of next year.

However, Thursday's decision appears aimed at reshaping those expectations. In the statement, Mr. Carney strongly hinted the central bank now believes the slack in the economy is disappearing more quickly than it expected, and that unless rising oil prices thwart recent momentum, the global economy is on more solid footing.

"Recent developments suggest that the outlook for the Canadian economy is marginally improved,"...[Read More](#)