

Various Rates Comparison - Vacancy Rate

Greater Toronto Industrial Market

1st Quarter 2010

Market	Inventory (sf)	% of Market	Vacancy - Past Year			Vacancy - Past Quarter		
			Q1 09	Q1 10	Trend	Q4 09	Q1 10	Trend
Bolton/Caledon	13,317,066	1.6%	15.2%	13.5%	↓	13.6%	13.5%	↓
Brampton	99,419,535	11.8%	6.9%	7.5%	↑	7.0%	7.5%	↑
Burlington	24,451,088	2.9%	11.0%	11.4%	↑	12.0%	11.4%	↓
Milton/Halton Hills	23,587,850	2.8%	7.3%	7.3%	↑	10.3%	7.3%	↓
Mississauga	179,519,003	21.3%	7.5%	6.6%	↓	7.4%	6.6%	↓
Oakville	28,442,546	3.4%	4.2%	5.2%	↑	5.8%	5.2%	↓
GTA West	368,737,088	43.8%	7.5%	7.3%	↓	7.9%	7.3%	↓
East York	9,677,958	1.2%	2.0%	2.0%	↑	2.0%	2.0%	↑
Etobicoke	85,329,457	10.1%	6.2%	6.1%	↓	6.9%	6.1%	↓
North York	87,515,045	10.4%	5.1%	4.4%	↓	5.3%	4.4%	↓
Scarborough	65,064,248	7.7%	6.9%	5.9%	↓	6.7%	5.9%	↓
Toronto	35,553,382	4.2%	2.5%	1.0%	↓	2.1%	1.0%	↓
York	6,712,447	0.8%	2.0%	2.1%	↑	1.8%	2.1%	↑
GTA Central	289,852,537	34.5%	5.3%	4.7%	↓	5.5%	4.7%	↓
Aurora	6,422,532	0.8%	9.0%	10.5%	↑	10.8%	10.5%	↓
Markham	35,539,673	4.2%	6.6%	5.8%	↓	8.0%	5.8%	↓
Newmarket	6,778,032	0.8%	5.9%	2.2%	↓	5.2%	2.2%	↓
Richmond Hill	13,920,595	1.7%	4.5%	4.8%	↑	4.8%	4.8%	↑
Vaughan	89,888,159	10.7%	7.8%	5.5%	↓	6.3%	5.5%	↓
GTA North	152,548,991	18.1%	7.2%	5.6%	↓	6.7%	5.6%	↓
Ajax	8,782,501	1.0%	7.0%	5.1%	↓	3.5%	5.1%	↑
Oshawa	4,078,268	0.5%	4.5%	15.4%	↑	5.8%	15.4%	↑
Pickering	8,391,532	1.0%	6.6%	7.5%	↑	8.4%	7.5%	↓
Whitby	8,831,362	1.0%	7.9%	12.6%	↑	12.8%	12.6%	↓
GTA East	30,083,663	3.6%	6.8%	9.4%	↑	8.1%	9.4%	↑
GTA Overall	841,222,279	100%	6.7%	6.2%	↓	6.9%	6.2%	↓

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Various Rates Comparison - Sale Price

Greater Toronto Industrial Market

1st Quarter 2010

Market	Asking Sale Price - Past 3 Years			Asking Sale Price - Past Year			Asking Sale Price - Past Quarter		
	Q1 07	Q1 10	Trend	Q1 09	Q1 10	Trend	Q4 09	Q1 10	Trend
Bolton/Caledon	-	\$102.80	n/a	-	\$102.80	n/a	\$102.80	\$102.80	↑
Brampton	\$102.04	\$73.33	↓	\$96.95	\$73.33	↓	\$80.54	\$73.33	↓
Burlington	\$92.71	\$73.79	↓	\$84.42	\$73.79	↓	\$76.00	\$73.79	↓
Milton/Halton Hills	\$111.00	\$88.85	↓	-	\$88.85	n/a	\$95.35	\$88.85	↓
Mississauga	\$86.74	\$86.14	↓	\$82.16	\$86.14	↑	\$84.91	\$86.14	↑
Oakville	\$85.08	\$53.04	↓	\$71.37	\$53.04	↓	\$52.06	\$53.04	↑
GTA West	\$91.67	\$76.74	↓	\$85.90	\$76.74	↓	\$79.36	\$76.74	↓
East York	\$126.37	\$59.72	↓	\$63.25	\$59.72	↓	\$48.71	\$59.72	↑
Etobicoke	\$68.61	\$65.47	↓	\$65.55	\$65.47	↓	\$64.64	\$65.47	↑
North York	\$82.34	\$74.69	↓	\$84.57	\$74.69	↓	\$72.85	\$74.69	↑
Scarborough	\$74.10	\$79.46	↑	\$68.37	\$79.46	↑	\$79.90	\$79.46	↓
Toronto	\$112.16	\$91.69	↓	\$88.49	\$91.69	↑	\$81.95	\$91.69	↑
York	\$53.06	\$76.76	↑	\$66.28	\$76.76	↑	\$71.02	\$76.76	↑
GTA Central	\$75.97	\$74.55	↓	\$73.34	\$74.55	↑	\$72.76	\$74.55	↑
Aurora	\$86.49	-	n/a	\$49.75	-	n/a	\$53.16	-	n/a
Markham	\$139.30	\$108.31	↓	\$106.05	\$108.31	↑	\$95.66	\$108.31	↑
Newmarket	\$90.33	\$67.39	↓	\$90.64	\$67.39	↓	\$79.19	\$67.39	↓
Richmond Hill	\$143.04	\$86.99	↓	\$110.19	\$86.99	↓	\$94.53	\$86.99	↓
Vaughan	\$125.64	\$78.49	↓	\$86.44	\$78.49	↓	\$93.73	\$78.49	↓
GTA North	\$120.09	\$85.89	↓	\$88.16	\$85.89	↓	\$88.52	\$85.89	↓
Ajax	\$47.97	\$30.00	↓	\$72.28	\$30.00	↓	\$30.00	\$30.00	↑
Oshawa	\$70.45	\$30.93	↓	\$63.42	\$30.93	↓	\$58.02	\$30.93	↓
Pickering	\$72.86	\$80.99	↑	\$86.36	\$80.99	↓	\$92.85	\$80.99	↓
Whitby	\$37.54	\$65.26	↑	\$82.57	\$65.26	↓	\$64.89	\$65.26	↑
GTA East	\$49.04	\$55.70	↑	\$79.57	\$55.70	↓	\$70.26	\$55.70	↓
GTA Overall	\$82.47	\$74.81	↓	\$81.76	\$74.81	↓	\$77.93	\$74.81	↓

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Various Rates Comparison - Lease Rate

Greater Toronto Industrial Market

1st Quarter 2010

Market	Asking Lease Rate - Past 3 Years			Asking Lease Rate - Past Year			Asking Lease Rate - Past Quarter		
	Q1 07	Q1 10	Trend	Q1 09	Q1 10	Trend	Q4 09	Q1 10	Trend
Bolton/Caledon	-	\$4.99	n/a	\$5.83	\$4.99	↓	\$4.99	\$4.99	↑
Brampton	\$6.01	\$4.57	↓	\$5.41	\$4.57	↓	\$4.54	\$4.57	↑
Burlington	\$6.05	\$5.38	↓	\$5.64	\$5.38	↓	\$5.42	\$5.38	↓
Milton/Halton Hills	\$6.11	\$5.27	↓	-	\$5.27	n/a	\$5.38	\$5.27	↓
Mississauga	\$5.95	\$5.17	↓	\$5.48	\$5.17	↓	\$5.11	\$5.17	↑
Oakville	\$6.25	\$4.92	↓	\$6.07	\$4.92	↓	\$4.89	\$4.92	↑
GTA West	\$6.00	\$5.01	↓	\$5.52	\$5.01	↓	\$5.00	\$5.01	↑
East York	\$5.50	\$4.22	↓	\$4.81	\$4.22	↓	\$3.99	\$4.22	↑
Etobicoke	\$4.43	\$4.18	↓	\$4.52	\$4.18	↓	\$3.97	\$4.18	↑
North York	\$4.84	\$4.36	↓	\$4.44	\$4.36	↓	\$4.40	\$4.36	↓
Scarborough	\$4.58	\$4.51	↓	\$4.73	\$4.51	↓	\$4.33	\$4.51	↑
Toronto	\$5.50	\$6.75	↑	\$5.72	\$6.75	↑	\$6.97	\$6.75	↓
York	\$4.39	\$4.44	↑	\$4.11	\$4.44	↑	\$4.01	\$4.44	↑
GTA Central	\$4.60	\$4.36	↓	\$4.61	\$4.36	↓	\$4.30	\$4.36	↑
Aurora	\$5.82	\$4.62	↓	\$4.85	\$4.62	↓	\$4.62	\$4.62	↑
Markham	\$6.74	\$6.03	↓	\$5.96	\$6.03	↑	\$5.37	\$6.03	↑
Newmarket	\$6.15	\$5.43	↓	\$5.69	\$5.43	↓	\$5.26	\$5.43	↑
Richmond Hill	\$6.76	\$5.83	↓	\$6.47	\$5.83	↓	\$6.44	\$5.83	↓
Vaughan	\$6.28	\$5.02	↓	\$5.13	\$5.02	↓	\$5.27	\$5.02	↓
GTA North	\$6.42	\$5.30	↓	\$5.40	\$5.30	↓	\$5.32	\$5.30	↓
Ajax	\$5.33	\$4.65	↓	\$4.96	\$4.65	↓	\$4.93	\$4.65	↓
Oshawa	\$4.28	\$3.53	↓	\$5.10	\$3.53	↓	\$3.74	\$3.53	↓
Pickering	\$4.69	\$4.58	↓	\$4.97	\$4.58	↓	\$4.74	\$4.58	↓
Whitby	\$5.02	\$4.26	↓	\$5.34	\$4.26	↓	\$4.29	\$4.26	↓
GTA East	\$4.76	\$4.42	↓	\$5.11	\$4.42	↓	\$4.54	\$4.42	↓
GTA Overall	\$5.62	\$4.87	↓	\$5.26	\$4.87	↓	\$4.87	\$4.87	↑

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Various Rates Comparison - TMI (Taxes, Maintenance, Insurance)

Greater Toronto Industrial Market

1st Quarter 2010

Market	TMI - Past 3 Years			TMI - Past Year			TMI - Past Quarter		
	Q1 07	Q1 10	Trend	Q1 09	Q1 10	Trend	Q4 09	Q1 10	Trend
Bolton/Caledon	-	\$2.54	n/a	\$2.34	\$2.54	↑	\$2.54	\$2.54	↑
Brampton	\$2.73	\$2.82	↑	\$2.77	\$2.82	↑	\$2.81	\$2.82	↑
Burlington	\$3.07	\$3.03	↓	\$3.01	\$3.03	↑	\$3.03	\$3.03	↑
Milton/Halton Hills	\$2.56	\$2.68	↑	-	\$2.68	n/a	\$2.59	\$2.68	↑
Mississauga	\$2.98	\$3.15	↑	\$3.03	\$3.15	↑	\$3.13	\$3.15	↑
Oakville	\$3.05	\$2.97	↓	\$2.99	\$2.97	↓	\$3.04	\$2.97	↓
GTA West	\$2.92	\$2.99	↑	\$2.90	\$2.99	↑	\$2.98	\$2.99	↑
East York	\$4.06	\$2.77	↓	\$1.79	\$2.77	↑	\$2.80	\$2.77	↓
Etobicoke	\$3.25	\$3.21	↓	\$3.34	\$3.21	↓	\$3.22	\$3.21	↓
North York	\$3.44	\$3.67	↑	\$3.38	\$3.67	↑	\$3.57	\$3.67	↑
Scarborough	\$3.84	\$3.90	↑	\$3.73	\$3.90	↑	\$3.85	\$3.90	↑
Toronto	\$3.24	\$2.40	↓	\$3.37	\$2.40	↓	\$2.83	\$2.40	↓
York	\$3.12	\$2.75	↓	\$2.89	\$2.75	↓	\$2.68	\$2.75	↑
GTA Central	\$3.53	\$3.60	↑	\$3.45	\$3.60	↑	\$3.51	\$3.60	↑
Aurora	\$2.89	\$2.90	↑	\$3.27	\$2.90	↓	\$3.01	\$2.90	↓
Markham	\$3.30	\$3.37	↑	\$3.24	\$3.37	↑	\$3.41	\$3.37	↓
Newmarket	\$2.98	\$3.25	↑	\$2.95	\$3.25	↑	\$3.33	\$3.25	↓
Richmond Hill	\$3.30	\$3.43	↑	\$3.26	\$3.43	↑	\$3.27	\$3.43	↑
Vaughan	\$2.97	\$3.04	↑	\$2.93	\$3.04	↑	\$3.03	\$3.04	↑
GTA North	\$3.10	\$3.19	↑	\$3.06	\$3.19	↑	\$3.19	\$3.19	↓
Ajax	\$2.84	\$2.94	↑	\$2.76	\$2.94	↑	\$2.88	\$2.94	↑
Oshawa	\$2.92	\$2.91	↓	\$3.40	\$2.91	↓	\$2.80	\$2.91	↑
Pickering	\$3.27	\$2.93	↓	\$3.26	\$2.93	↓	\$2.81	\$2.93	↑
Whitby	\$2.47	\$3.00	↑	\$3.00	\$3.00	↑	\$3.03	\$3.00	↓
GTA East	\$3.08	\$2.95	↓	\$3.01	\$2.95	↓	\$2.89	\$2.95	↑
GTA Overall	\$3.14	\$3.22	↑	\$3.10	\$3.22	↑	\$3.19	\$3.22	↑

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