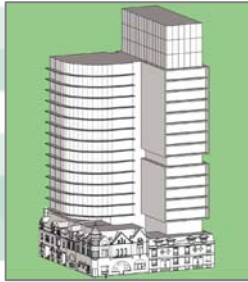


OUR NEW LISTINGS

Palace Arms
938-950 King St. West, 95-99 Strachan Avenue, Toronto



- Mixed Use Redevelopment.**
- King West Village
 - Corner site approx. 14,500 sft.
 - NOI approx. \$500,000
 - Offers due Wed. June 11, 2014

[Call us for more info](#)

Artistic concept by Kearns Mancini Architects Inc

3107 Bloor Street West, Toronto



Investment Property.

- NOI \$356,739 including parking income
- Fully leased corner property
- Asking Price: \$7,250,000

[Call us for more info](#)

OUR RECENT SALES

We have sold two land parcels in Toronto that will be used for parkland



26-32 Cumberland Street

A 3,968 square foot site improved with a two storey 7,440 square foot retail building located west of Yonge Street. Closed March 13, 2013 at \$6,550,000 or \$880 per SF.

[Click for our case study](#) 



248-250 Dufferin Street

A 24,033 square foot (0.552 acre) rectangular site improved with two vacant buildings. Closed Jan 7, 2014 at \$5,175,000 or \$215 per SF.

[Click for our case study](#) 

OTHER RELATED SALES 2013 - 2014

2 Saint Thomas Street, Toronto – 10,668 sf of freehold land area located west of Bay Street and south of Bloor Street West. Closed on September 16th, 2013 at \$22,000,000 or \$2,062 per sf.	604 Richmond Street West, Toronto – 15,285 sf of land area located east of Bathurst Street and south of Queen Street West. Closed on October 1st, 2013 at \$9,300,000 or \$608 per sf.
20 Gladstone Avenue, Toronto – 21,800 sf of land area located east of Dufferin Street and north of Queen Street West. Closed on December 3rd, 2013 at \$9,070,000 or \$416 per sf.	25 Ontario Street, Toronto – 21,517 sf of land area located east of Parliament Street at Adelaide Street East. Closed on November 4th, 2013 at \$14,100,000 or \$655 per sf. Proposed GFA of 215,170 sf at \$66 per buildable sf.
581 Bloor Street West, Toronto – 151,028 sf of land area located west of Bathurst Street. Closed on November 29th, 2013 at \$72,000,000 or \$477 per sf. Honest Ed's land assembly.	140 Yorkville Avenue and 33 Avenue Road, Toronto – 24,060 sf of land area located at Yorkville Avenue and Avenue Road. Closed on November 29th, 2013 at \$54,218,000 or \$2,253 per sf.
50-62 Charles Street East, Toronto – 45,685 sf of land area located west of Church Street and south of Bloor Street East. Closed on December 17th, 2013 at \$50,450,000 or \$1,104 per sf.	3 Aukland Road, Etobicoke – 32,262 sf of land area located at west of Kipling Avenue and south of Dundas Street West. Closed on January 7th, 2014 at \$9,310,000 or \$289 per sf.



INDUSTRY COMMENTARY:

Residential Land in GTA

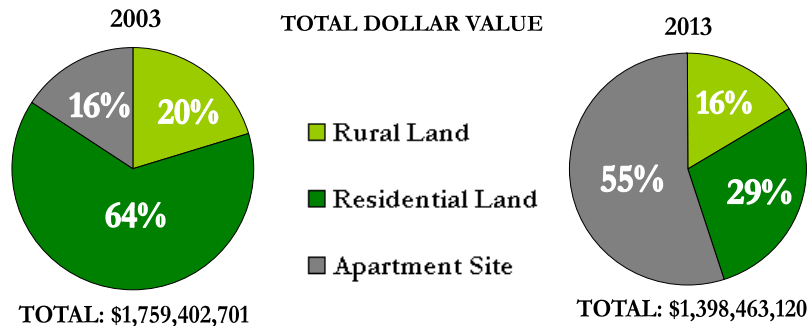
A 10 year Perspective: 2003-2013

Residential land sales have been a subject of intense discussion in some circles over the years. We offer of brief snap shot perspective of the 2003-2013 ten year cycle. Over 19 thousand acres transacted in our market in 2003 and that number was down to 4,664 acres in 2013. As we may surmise, the cause is likely land use intensification and the 2005 green-belt legislation. <http://www.mah.gov.on.ca/Page195.aspx> Our survey addresses the three major, residential land category: Rural Land (un-zoned); Residential Land (low rise); and Apartment Site (high density). 3,896 acres of rural land transacted in 2013 compared to 10,663 acres ten years prior. The residential land category saw also the same degree of volume decline, down from 8,264 acres in 2003 to 730 acres in 2013

	2003			2013		
	VALUE	%	ACRES	VALUE	%	ACRES
Rural Land	\$358,268,193	20	10,665	\$229,216,320	16	3,896
Residential Land	\$1,122,589,954	64	8,264	\$400,692,140	29	730
Apartment Site	\$278,544,554	16	159	\$768,554,660	55	38
TOTAL	\$1,759,402,701		19,087	\$1,398,463,120		4,664

Source: Marsbnet.com

The significance of intensification is obviously noticeable as the average price per acre grew at totally different rates in each category over the ten year period. Apartment site prices for example, grew at more than ten times (10.5x) over the period from \$1.8 million per acre in 2003 to \$20.2 million per acre in 2013 and residential land prices grew three times (3x) while rural land prices grew only at a rate of only 75% .



Source: Marsbnet.com



LIFE LESSONS at PETRUS COMMERCIAL REALTY CORP - Lesson #65

“It is not the actions of others which trouble us (for those actions are controlled by their governing part), but rather it is our own judgments. Therefore remove those judgments and resolve to let go of your anger, and it will already be gone. How do you let go? By realizing that such actions are not shameful to you.”

“I have often wondered how it is that every man loves himself more than all the rest of men, but yet sets less value on his own opinion of himself than on the opinion of others.”

~ Marcus Aurelius