



Commercial & Investment Real Estate Report



This October marked our first anniversary at our new offices at 1108 Queen Street West.

Our office is located on Queen W. just west of Dovercourt Road on the north Side. Mark McLean, our Broker/ Manager, has taken an old car wash facility and created a fun, contemporary environment, while maintaining some of the industrial elements of the space. Quirky features include red chandeliers, a disco ball, and some vintage award winning Bosley ads from the 60's.

Although our office is new Bosley Real Estate Ltd. has been around for years. In fact, Bosley, established in 1928, is the oldest independent Real Estate brokerage in Toronto and plays a leading role in Real Estate brokerage in Toronto. The management team have held senior positions in the Canadian Real Estate Association, Ontario Real

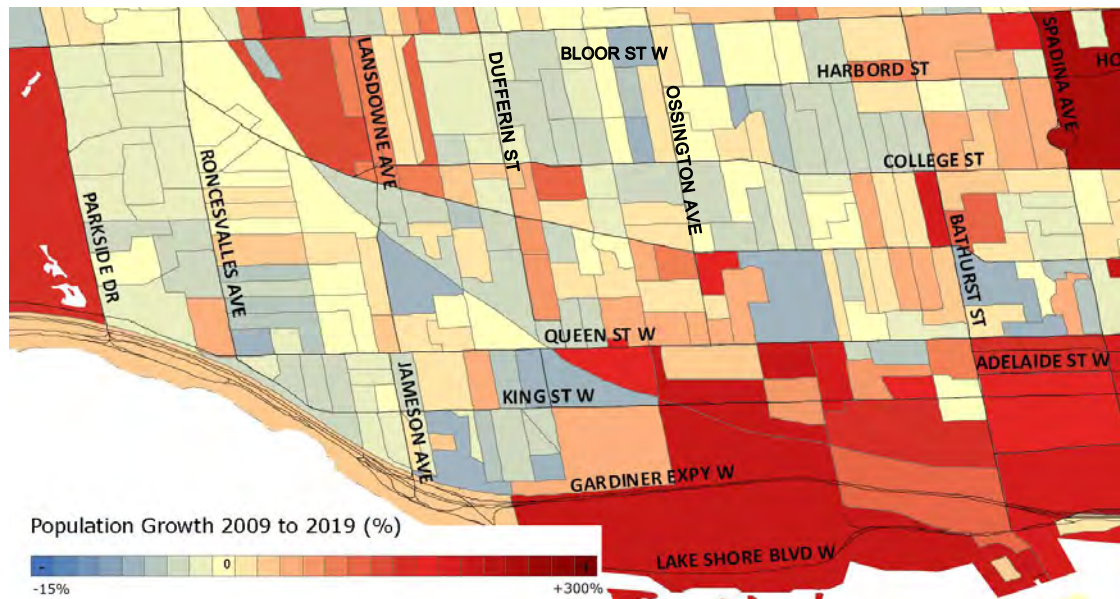
Estate Association, Toronto Real Estate Board and the Real Estate Council of Ontario and the company. Bosley is also an innovator in social media, so if you are interested in up to the minute market updates you can subscribe to our news feeds on Twitter, Linked In and Facebook

We are very pleased to be part of the vibrant Real Estate market in the Lower West End. Please drop by and say hello if you are in the area.



Population Growth

This is a portion of a map produced by the Toronto Real Estate Board Commercial Division. Note that the population in the areas south of queen are expected to grow substantially over the next decade. This should have a positive effect on both property values in the area.



Don Mulholland's Recent Transactions:



1006—1008 Bloor St W.

Asking Price: \$2,800,000

- Corner at Westmoreland Ave.
- 340 Seat Theatre + Restaurant
- Suits: Developer/User/Investor



45 Ossington Ave.

Sold Price: \$1,101,800

- Sold Over 10% above asking.
- Approx. 3,300 sf above grade.
- Storefront w/ fantastic 2 lvl apt.



471 Jarvis St.

Sold Price: \$2,600,000

- 9,800 sf on 4 floors.
- Sold to Office User w/ supplementary retail income.



924 Queen St. W.

Sold Price: \$1,250,000

- Beautifully reno'd building set-up as restaurant w/ 2 patio's & 2 car parking. 2 bdrm. apt. above.

Thinking of Selling...?

The market couldn't be better. Interest rates are low and demand is high!

Now might be the time to capitalize on this strong Commercial Real Estate market.

Give me a call to arrange a free, no-obligation, evaluation of your property.

If you would like to receive immediate notification of my listings and receive future newsletters electronically, please forward me your email address.

Lower West End of Toronto - Market Report

One of the major factors that influence commercial property values is the income that the property achieves for an investor. Below is information on retail lease rates for some of the major streets in the Lower West End.

It is interesting to note that the average lease rate has jumped significantly in 2011. Other market indicators show that the 'average days on market' was down and the 'percentage of leased vs. asking price' was up over 2010 numbers — both signs of a strong Real Estate market.

Street	year	# of sales	Average Net			% of asking price	days on market
			Rate psf	low	high		
Queen Street West	2008	8	\$35.78	\$21.43	\$60.00	90.88	75
	2009	8	\$32.38	\$26.37	\$47.40	94.39	52
	2010	10	\$35.52	\$26.37	\$62.00	93.32	100
	2011 (to date)	6	\$45.23	\$30.00	\$56.48	97.65	48
Dundas Street West	2008	5	\$21.45	\$14.77	\$30.00	96.33	83
	2009	5	\$19.45	\$9.33	\$28.50	96.91	41
	2010	8	\$20.00	\$10.18	\$34.29	97.84	118
	2011 (to date)	4	\$22.00	\$10.91	\$28.54	95.33	75
College Street	2008	2	\$31.40	\$18.90	\$45.90	98	52
	2009	13	\$30.35	\$14.11	\$48.86	102	70
	2010	12	\$25.75	\$13.85	\$31.36	95.94	34
	2011 (to date)	7	\$36.50	\$22.50	\$34.10	98	30

The chart above represents leasing rates on MLS® reported by the Toronto Real Estate Board. Leasing rates and sales prices vary from block to block. Many factors effect property values such as location, size, configuration, use, taxes and operating expenses and the condition of the property. Please call me for the latest information relevant to the pricing of your property.