

COMMERCIAL SPOTLIGHT

"FOURTH QUARTER TRANSACTION SUMMARY

Commercial Division of TREB has figures for fourth quarter transactions.

Here is a quick breakdown of sale and leasing activity in Q4:

The last quarter of 2009 finished with 1,650 transactions across all sectors. Leased property transactions totaled 954 and sold property transactions totaled 696.

Industrial property transactions were most prevalent in the GTA, with 157 sale and 409 lease transactions, compared to the fourth quarter of 2008.

Office lease transactions were concentrated around the 407 & 404 intersection, particularly the NW and SE quadrants.

Retail lease transactions were generally evenly distributed across the GTA, with some concentration in the downtown core. The 147 retail property sales were concentrated south of the Bloor subway line and at the Highway 404/407 interchange.

There were 127 businesses sold in the fourth quarter. Business sales were concentrated in the downtown core. SOURCE:

LOOKING AHEAD

2009 was certainly a down year for commercial real estate. The economic downturn saw a broad-based decline in all sectors of the economy. Consumer-driven sectors like retail rebounded relatively quickly as people reacted to low interest rates and incentives offered in some sectors like automotive. Growth in the retail sector is expected to continue through 2010. Industries not directly related to consumer spending have not rebounded as quickly. According to the latest Canadian GDP release for November 2009, output in the goods producing sectors was still down year-over-year at the end of 2009. However, with month-over-month increases in output resuming in the fourth quarter, the light at the end of the tunnel is getting brighter for goods production in Canada. As more sectors of the economy start to fire on all cylinders in 2010 and employment continues to trend upward, look for the demand for commercial real estate to improve.

Treb Commercial

FEATURED LISTING

FOR SALE / LEASE – 32,211 sq. ft.

6790 Columbus Road, Mississauga



- * Excellent location to 400 series highways
- * Great functional office
- * Large lot / great shipping / yard space

Market Stats March 2010

Inflation Rate ¹	Dec 2009
Total CPI (Yr./Yr. % Change)	1.3%
Bank of Canada ⁴	Feb 2010
Prime Rate	2.25%
Bank of Canada ⁴	Jan 2010
Target for Overnight Rate	0.25%
Canadian GDP Growth ¹	Nov 2009
Month/Month % Change	0.4%
Unemployment Rate ¹	Jan 2010
Canada	8.3%

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Hectare **GMAC**
 Real Estate
BROKERAGE, Independently owned and operated.

Commercial Division

"EXCEEDING OUR CLIENTS' EXPECTATIONS SINCE 1978"

These statements are based on the information furnished by the principal and sources which we deem reliable for which we assume no responsibility. This submission is made subject to prior sale, change in price or terms, or withdrawal without notice. Other advisors should be consulted if desired, on matters related to this presentation.

COMMERCIAL SPOTLIGHT

586 THIRD LINE OAKVILLE, FOR SALE



- 150,000 Sq. Ft.
- User / Investor Opportunity
- 10 Acre site

2420 SPEERS ROAD, OAKVILLE, FOR SALE / LEASE



- Great location, mins. To QEW
- Excellent shipping
- Abundance of trailer parking

1260 KAMATO ROAD, MISSISSAUGA, AVAILABLE



- 30,852 Sq. Ft.
- 22 Ft. Clear
- Dixie / 401

5985 ATLANTIC DRIVE, MISSISSAUGA, FOR LEASE



- 21,000 Sq. Ft. to 4,250 Sq. Ft.
- Truck Level Shipping
- Low T.M.I. - Divisible

324 TRADERS BOULEVARD, MISSISSAUGA, FOR LEASE



- 27,507 Sq. Ft.
- Traders Park
- Excellent Shipping

1025 STACEY COURT, MISSISSAUGA FOR LEASE



- 12,320 Sq. Ft.
- Freestanding Building

5391 AMBLER DRIVE, MISSISSAUGA, FOR LEASE



- 30,000 Sq. Ft.
- 4 Truck Level; 2 Drive-in
- 400 Amps Power

6740-6760 DAVAND DRIVE, MISSISSAUGA, FOR LEASE



- 2,198 Sq. Ft. to 7,762 Sq. Ft.
- Industrial Units

WANTED TO PURCHASE

40,000 TO 60,000 SQ. FT.
MISSISSAUGA , BRAMPTON
EXTRA LAND

80,000—100,000 SQ. FT.
MISSISSAUGA / BRAMPTON
HEAVY POWER

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