



CDCINC

CDC Inc. Home Reference Guide 2023

Renovations and Return on Investment

Sustainable Building and Green Initiatives

Construction and Building

Financial Planning and Investment

Rental Market Analysis

Appraisal and Property Evaluation

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Acknowledgements:

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Introduction

The following guide explains the Return on Investment (ROI) that a homeowner can expect from many different types of renovation. This information can help you plan your renovations and decide where to spend your money. The Green Renovation Guide provides further detail into where your renovation dollars are best spent when considering the Green alternative.

This guide also contains helpful information for homeowners and home buyers. The Components of Construction analysis can help you decide between hiring a general contractor or taking on that responsibility yourself. Other sections include some insight into the risks and rewards of real estate investing and the real cost of an appraisal.

This guide was designed to give homeowners and lenders a more detailed perspective into the appraisal industry and a reference point for better understanding your appraisal.

The information provided in this guide has been compiled from reliable resources, including Marshall and Swift, local contractors, Realtors, and our extensive research, combined with our many years of experience in the property valuation industry.



Contact Us

For professional, unbiased real estate appraisal services, please don't hesitate to reach out to us. We are here to assist you with your valuation needs.

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Customer satisfaction is our top priority, and we strive to provide quality services with integrity and effectiveness. Get in touch with us today for all your residential, commercial, agricultural, and machinery and equipment appraisal requirements.

You can rely on CDC Inc., a trusted name in the industry since 1996, to provide accurate valuations that instill confidence in your real estate transactions.

Home Renovation Return on Investment

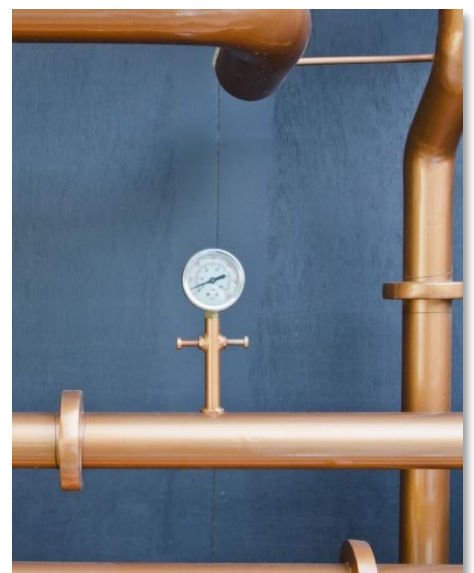
Home renovations are done for a variety of reasons. In many cases, homeowners renovate their homes to enhance their enjoyment of the space. Such renovations can improve both the functional utility of the area as well as enhance the appearance and bring it to modern standards. The information from Realtors, our extensive database, and local contractors outline the expected return on your renovation investment.

Renovation	Estimated Cost	Expected Return
<i>Flooring - Hardwood</i>	\$9.25 - \$21.75/Sq. Ft.	50% - 75%
<i>Flooring - Ceramic</i>	\$8.00 - \$25.55/Sq. Ft.	50% - 75%
<i>Flooring - Carpet</i>	\$3.00 - \$15.10/Sq. Ft.	50% - 75%
<i>Flooring - Sheet Vinyl</i>	\$3.25 - \$8.75/Sq. Ft.	50% - 75%
<i>Flooring - Laminate</i>	\$4.75 - \$9.75/Sq. Ft.	50% - 75%
<i>Flooring - Slate Tile</i>	\$15.39 - \$34.17/Sq. Ft.	50% - 75%
<i>Window Replacement</i>	\$800 - \$1,640	50% - 75%
<i>Door Replacement - Indoor</i>	\$310 - \$782	50% - 75%
<i>Door Replacement - Outdoor</i>	\$730 - \$4,000	50% - 75%
<i>Exterior Siding - Vinyl</i>	\$5.00 - \$10.75/Sq. Ft.	50% - 75%
<i>Exterior Siding - Brick/Stone</i>	\$20.00 - \$43.26/Sq. Ft.	50% - 75%
<i>Exterior Siding - Stucco</i>	\$8.00 - \$11.00/Sq. Ft.	50% - 75%
<i>Exterior Siding - Wood</i>	\$9.00 - \$16.00/Sq. Ft.	50% - 75%
<i>Exterior Paint</i>	\$2.00 - \$5.00/Sq. Ft.	50% - 100%
<i>Interior Paint</i>	\$2.25 - \$3.25/Sq. Ft.	50% - 100%

From the Experts:

"As a leader in sustainable design, I share a deep passion for seamlessly integrating sustainability and high design into homeowners' living spaces. At Linger Design Studio, we firmly believe that great design and sustainability are not mutually exclusive. Homeowners deserve to have their cake and eat it too, enjoying beautifully designed spaces while reducing their environmental impact. That's why The Green Renovation Guide is such a vital and timely resource. While there's an abundance of information on sustainable new home construction, the guide fills a crucial gap by providing data-driven insights specifically tailored to sustainable renovations. I am excited to share this invaluable guide with future clients, empowering them to make informed decisions and create homes that are both visually stunning and environmentally responsible."

Amanda Lwanga
Owner & Creative Director
LINGER DESIGN STUDIO



Home Renovation Return on Investment

CDC Inc. is proud to provide professional appraisals for our clients based on their needs. We offer competitive quotes for all our professional services, including customized options based on your situation. Please get in touch with us for further inquiries on our available services.

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Renovation

Renovation	Estimated Cost	Expected Return
<i>Deck - Treated Wood 10x14</i>	\$3,375 - \$6,000	25% - 75%
<i>Deck - Trex Composite 10x14</i>	\$6,500 - \$12,000	25% - 75%
<i>Plain Concrete Paving</i>	\$8.00 - \$15.00/Sq. Ft.	25% - 75%
<i>Aggregate Paving</i>	\$25.00 - \$30.00/Sq. Ft.	25% - 75%
<i>Asphalt Paving</i>	\$5.12 - \$7.00/Sq. Ft.	25% - 50%
<i>Landscaping - Sod and Topsoil</i>	\$1.00 - \$4.00/Sq. Ft.	25% - 50%
<i>Build a Fence - Wood</i>	\$29.13 - \$35.22/Ln. Ft.	25% - 50%
<i>Build a Fence - Wrought Iron</i>	\$33.25 - \$85.00/Ln. Ft.	25% - 50%
<i>Build a Fence - Chain Link</i>	\$25.00 - \$32.00/Ln. Ft.	25% - 50%
<i>Interlocking Brick (Walkways)</i>	\$20.00 - \$25.00/Sq. Ft.	25% - 50%
<i>Storage Shed - Package Self Built 8x10</i>	\$1,175 - \$2,799	0% - 50%
<i>Storage Shed - Contractor Built 8x10</i>	\$2,000 - \$5,413	0% - 50%
<i>Construct a Garage (Double)</i>	\$22,334 - \$48,000	50% - 75%
<i>Install a Whirlpool Tub</i>	\$7,672 - \$9,276	0% - 50%
<i>Install Central Vacuum</i>	\$2,571 - \$3,108	0% - 50%
<i>Install a Skylight</i>	\$1,000 - \$4,625	0% - 25%
<i>Install a Garburator</i>	\$379 - \$1,329	0% - 25%
<i>Install a Swimming Pool</i>	\$37,125 - \$76,250	0% - 25%
<i>Install a Home Theatre Room</i>	\$13,333 - \$50,000	25% - 50%



Home Renovation Return on Investment

As you can see, the biggest bang for your renovation buck is found in the kitchen and bathrooms. These renovations can provide up to a 100% return on your investment. That return mainly depends on the quality of construction and materials. When considering renovations to your property, try to observe the trends in your neighborhood. Renovations that appear excessive can over improve your property for the area, resulting in a lower return on your investment.

Renovation	Estimated Cost	Expected Return
<i>Roof Replacement - Asphalt Shingle</i>	\$3.59 - \$4.34/Sq. Ft.	25% - 75%
<i>Roof Replacement - Wood Shingle</i>	\$6.06 - \$7.33/Sq. Ft.	25% - 75%
<i>Roof Replacement - Metal</i>	\$7.38 - \$8.92/Sq. Ft.	25% - 75%
<i>Furnace/Heating System Upgrade</i>	\$3,300 - \$7,800	50% - 75%
<i>New Water Heater - Standard</i>	\$1,540 - \$1,862	50% - 75%
<i>New Water Heater - Tankless</i>	\$1,000 - \$3,000	50% - 75%
<i>Upgrade Electrical From 60 to 100 AMP</i>	\$1,960 - \$3,385	75% - 100%
<i>Install Central Air Conditioning</i>	\$3,065 - \$6,875	25% - 75%
<i>Install a Fireplace - Gas</i>	\$2,850 - \$3,553	50% - 75%
<i>Install a Fireplace - Masonry</i>	\$7,141 - \$9,900	50% - 75%
<i>Bathroom Renovation</i>	\$7,500 - \$26,500	75% - 100%
<i>Kitchen Renovation</i>	\$21,000 - \$50,000	75% - 100%
<i>Basement Development</i>	\$38.62 - \$73.00/Sq. Ft.	50% - 75%



Green Renovation Return on Investment

GREEN Remodel	Payback Time in Years	Added Cost	Annual Savings	10 Year Savings	Return on Investment
<i>Solar Path and Garden Lights</i>	2.1	\$480	\$225	\$2,253	46.9%
<i>Windows</i>	2.3	\$896	\$384	\$3,840	42.9%
<i>Skylights</i>	2.3	\$90	\$38	\$384	42.9%
<i>Insulated Walls</i>	2.5	\$960	\$384	\$3,840	40.0%
<i>Insulated Basement Walls</i>	2.5	\$960	\$384	\$3,840	40.0%
<i>Insulated Ducts</i>	2.5	\$576	\$230	\$2,304	40.0%
<i>Solar Attic Fan</i>	2.5	\$640	\$256	\$2,560	40.0%
<i>Replacement Light Fixtures</i>	2.7	\$138	\$51	\$512	37.0%
<i>Toxic Free Paints</i>	2.8	\$90	\$32	\$320	35.7%
<i>Faucets</i>	3.0	\$384	\$128	\$1,280	33.3%
<i>Water Heater Replacement</i>	3.1	\$192	\$61	\$614	32.0%
<i>Sealed Air Leaks</i>	3.1	\$709	\$230	\$2,304	32.0%
<i>Whole House Water Filters</i>	3.2	\$1,280	\$399	\$3,993	31.2%
<i>Whole House Fans</i>	3.6	\$576	\$160	\$1,600	27.8%
<i>Air Quality Whole House</i>	3.6	\$576	\$160	\$1,600	27.8%
<i>On Demand Water Heater</i>	3.8	\$576	\$154	\$1,536	26.7%
<i>Furnace Replacement</i>	3.8	\$1,465	\$384	\$3,840	26.2%
<i>Trees</i>	4.0	\$1,536	\$384	\$3,840	25.0%
<i>Clothes Washer</i>	4.3	\$384	\$92	\$922	24.0%
<i>Recycled Mulch</i>	4.5	\$220	\$49	\$486	22.1%
<i>Ceiling Fans</i>	5.0	\$384	\$77	\$768	20.0%
<i>Insulate Attics and Ceilings</i>	5.0	\$768	\$154	\$1,536	20.0%
<i>Refrigerator</i>	5.0	\$38	\$8	\$77	20.0%
<i>Light Sharing</i>	5.0	\$64	\$13	\$128	20.0%
<i>Heat Pumps / AC</i>	5.0	\$1,280	\$256	\$2,560	20.0%
<i>Greywater - Small Scale</i>	5.0	\$384	\$77	\$768	20.0%
<i>Bamboo Floors</i>	5.0	\$672	\$134	\$1,344	20.0%
<i>Cork Floors</i>	5.0	\$672	\$134	\$1,344	20.0%
<i>Window Treatments</i>	5.0	\$384	\$77	\$768	20.0%
<i>Carpeting</i>	5.6	\$358	\$64	\$640	17.9%
<i>Rainwater Collection</i>	6.0	\$154	\$26	\$256	16.7%
<i>Composting</i>	6.5	\$416	\$64	\$640	15.4%
<i>Decking</i>	6.5	\$1,151	\$177	\$1,766	15.4%
<i>Thru Wall Room to Room Fans</i>	6.6	\$84	\$13	\$128	15.2%
<i>Air Quality by Room</i>	6.6	\$320	\$49	\$486	15.2%
<i>Sub Tubes</i>	6.7	\$384	\$58	\$576	15.0%
SUMMARY	4.2	\$20,240	\$5,565	\$55,650	26.8%

The Return on Investment calculations are intended to serve as a guide to help you see the hierarchy of performance and payback. Results will naturally vary due to variations in energy consumption and house or office size.

The calculations are based on comprehensive local and national research and a combination of reports from ENERGY STAR® for Homes Program, Canada Green Building Council's LEED for Homes and Office Programs, information directly from Manufacturer Specifications, Distributors, seasoned Builders and Installers, and Home and Business owners with actual Performance Feedback.

The Residential savings statistics are based on an average home of 2,000 sq. ft., and the Office savings statistics are based on a small business 'module' with ten employees.

Green Renovation Return on Investment

GREEN 'Tune-Up'	Payback Time in Years	Added Cost	Annual Savings	10 Year Savings	Return on Investment
<i>Programmable Thermostat</i>	0.6	\$147	\$230	\$2,304	156.5%
<i>Standby Power Reduction</i>	0.8	\$26	\$31	\$307	120.0%
<i>LED Lighting</i>	0.8	\$77	\$102	\$1,024	133.3%
<i>Hot Water Heater 'Blanket'</i>	0.8	\$32	\$38	\$384	120.0%
<i>Shower Heads</i>	0.9	\$230	\$384	\$3,840	111.1%
<i>Heating System Tune-up</i>	1.1	\$256	\$230	\$2,304	90.0%
<i>Seal Duct Leaks</i>	1.5	\$576	\$384	\$3,840	66.7%
<i>Dishwasher</i>	1.5	\$26	\$17	\$166	65.0%
<i>Water Filters</i>	1.9	\$256	\$133	\$1,331	52.0%
<i>Water Efficient Toilets</i>	2.0	\$64	\$32	\$320	50.0%
SUMMARY	1.2	\$1,690	\$1,582	\$15,821	96.5%

GREEN Advanced Systems	Payback Time in Years	Added Cost	Annual Savings	10 Year Savings	Return on Investment
<i>Dual Flush Toilets</i>	6.7	\$192	\$29	\$294	15.0%
<i>Smart Roofs</i>	6.7	\$2,560	\$384	\$3,840	15.0%
<i>Insulated Double Walls</i>	7.5	\$1,152	\$154	\$1,536	13.3%
<i>Radiant Floors</i>	7.3	\$5,120	\$704	\$7,039	13.8%
<i>Thermal Mass - Floors</i>	7.5	\$3,840	\$512	\$5,120	13.3%
<i>Southern Overhangs</i>	8.0	\$1,843	\$230	\$2,304	12.5%
<i>Solar - Hot Water</i>	8.9	\$3,200	\$358	\$3,584	11.2%
<i>Geo-Thermal</i>	10.0	\$38,397	\$3,840	\$38,397	10.0%
<i>Cross Ventilation</i>	10.0	\$1,536	\$154	\$1,536	10.0%
<i>Southern Orientation</i>	10.0	\$1,536	\$154	\$1,536	10.0%
<i>Green Roofs</i>	10.0	\$10,239	\$1,024	\$10,239	10.0%
<i>Water Conservation/Retention</i>	10.2	\$2,816	\$276	\$2,765	9.8%
<i>Solar - Electric</i>	10.8	\$16,639	\$1,536	\$15,359	9.2%
SUMMARY	8.7	\$89,068	\$9,355	\$93,548	11.8%

Old or existing homes can be made more energy efficient by using the best building and design practices and incorporating materials that are the least harmful to the environment.

Regardless of the project you undertake, think about green remodeling in a larger sense, how each change relates to the house, and how each project can make the home greener.

The scope of these projects varies from simply repainting a kitchen to gutting a house down to the studs. What all remodels have in common is that they are upgrading rather than replacing, rebuilding rather than building new.

And from an energy resources point of view, remodeling a house, rather than building a brand new one with all new materials on a previously undeveloped site, is a green thing to do. What makes a remodel green? It means seeking the same objectives with a remodel as in new construction: energy efficiency, resource conservation, and a healthy indoor environment. You get there the same way as new construction: planning and design. Begin with a home energy audit to see the most significant greening opportunities, and then look for ways to roll improvements into the scope of future remodeling plans.

Green Building Initiative

Green Building is one of the fastest-growing movements in the housing industry today. More than just a passing trend, the **Green Building** movement responds to the pressing environmental problems prevalent in our society. It provides tangible ecological, community, and economic benefits, improving health and public spaces and lowering building and energy costs. **Green Building** has extensive governmental support, as evidenced by mandates and financial incentives. Some lending institutions are adopting **Green Mortgages** granting loans for individuals **Building Green** and offering percentage incentives on mortgage rates. Insurance companies are offering lower premiums to **Green Buildings**. Some home builders include an energy evaluation with the purchase of your new home to qualify for rebates.

Appraising any building that is different can present challenges. **Green Buildings** incorporate different designs, site planning, building materials, and mechanical systems. It is imperative to hire an appraiser competent in appraising **Green Buildings**. The valuation involves a strong understanding of GREEN BUILDING practices. Some designations to look for are LEED GREEN ASSOCIATE, LEED AP, Energy STAR, and other government-approved organizations.

Buildings profoundly impact the natural environment, health, the economy, and productivity. Some agencies classify indoor air quality as one of the top five environmental health risks affecting the health and performance of occupants today. Some aspects of **Green Building** include water efficiency, electricity efficiency, waste management, and indoor environmental quality. Several systems currently on the market will qualify as energy efficient or **Green**.

ENERGY EVALUATION is a thorough basement-to-attic assessment of your home designed to determine which retrofits will most impact residential energy efficiency. The ENERGY EVALUATION will identify problem areas within your home and will recommend affordable solutions to reduce energy costs and increase the overall value and comfort of your home.

Why has an ENERGY EVALUATION been completed?

- Lower energy bills
- Increase your resale Value
- Learn How to Solve Problem Areas in your Home
- Prioritize your renovations to maximize energy savings
- Increased comfort
- Lower Greenhouse Gasses
- Healthier Indoor Environment

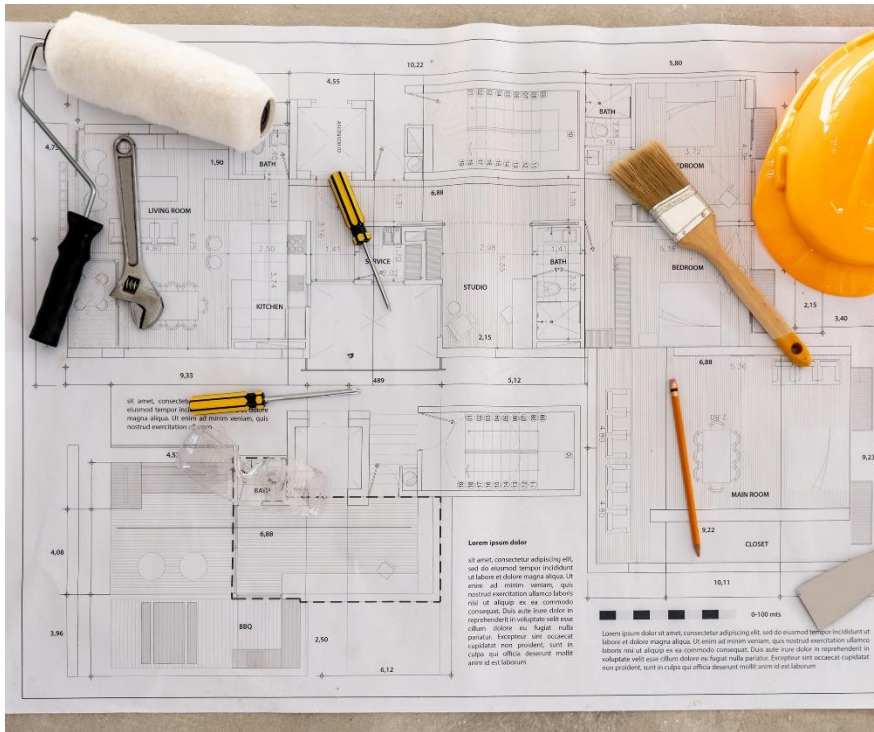
There is a market value component based on the ENERGY EVALUATION rating to recognize the dwelling upgrades. **Green** upgrades are more for the Triple Bottom Line: People-Planet-Profit, which benefits the owner in comfort, is good for the environment, and saves the homeowner on utility costs in the long run.

To learn more about the **Green Initiative**, please contact our office, and we will offer a free consult on how you can be **Green** and save on energy and take advantage of the many incentives available to the public.

Components of Construction

When building your home or hiring a contractor to build it for you, it is essential to understand the construction process. The table labelled **“Percentage of Completion”** provides the percentage of the total home completion for each construction component. This is the same information that lenders rely on when providing draws on a construction mortgage.

On an average home, the contractor’s profit accounts for nearly 15% of the cost. Depending on your skill set, ambition, and time, this can be a significant saving if you act as the contractor yourself or money well spent if you decide to hire a professional.



Percentage of Completion	
Stage 1-Foundation and Rough Framing	38.4%
Architect and plans	0.7%
Permits, surveyor, home warranty	1.7%
Service connections	1.6%
Lot clearing, excavation, backfill	2.5%
Footings, foundation, basement floor	6.0%
Water supply and waste disposal	0.6%
Framing	18.0%
Roof	3.0%
Windows	3.1%
Exterior Doors	1.2%
Stage 2-Major Systems and Coverings	29.4%
Exterior finish	8.2%
Soffit, gutter and fascia	0.8%
Rough plumbing	2.6%
Rough electrical	3.8%
Heating and air conditioning	4.5%
Insulation	2.2%
Drywall	6.2%
Fireplace and chimneys	1.1%
Stage 3-Finishing	32.2%
Plumbing fixtures	3.7%
Electrical fixtures	1.0%
Flooring	4.5%
Cabinets and vanities	4.8%
Finishing	5.5%
Painting	3.8%
Interior doors	1.6%
Tile work	1.0%
Built-ins	2.1%
Garage doors and openers	1.2%
Decks, sidewalks and patios	1.5%
Driveway, landscaping	1.5%
TOTAL	100.0%

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Cost of Constructing a New Home

When constructing a new home, costs vary significantly based on numerous factors. The overall cost is influenced by location, size, design complexity, materials chosen, labour costs, and local building regulations. Understanding these factors can help you estimate and plan for the expenses of building your dream home.

Location plays a crucial role in determining the cost of construction. Building in urban areas or regions with high demand for housing can increase costs due to higher land prices and potential permit fees. Additionally, accessibility to utilities and infrastructure can impact expenses, as connecting to water, electricity, and sewage systems may incur additional costs.

The size and design complexity of the home are vital considerations. Larger homes generally require more materials and labour, leading to higher costs. Likewise, intricate architectural designs or customized features may add complexity and increase construction expenses. Balancing your desired square footage and architectural aspirations with your budget is crucial.

Materials chosen for construction significantly affect the cost. Higher-quality materials are more expensive upfront but can result in long-term savings through durability and energy efficiency. Additionally, specialized materials or finishes, such as hardwood flooring or custom cabinetry, can increase expenses. Researching and comparing material options is essential to find the right balance between quality and cost.

Labour costs play a vital role in the overall construction budget. Hiring skilled professionals, such as architects, contractors, and subcontractors, comes with a price. The expertise and reputation of the professionals can impact the cost, so it's essential to obtain multiple quotes and references to ensure a fair and reliable estimate. Additionally, construction timelines and delays can affect labour costs, as longer projects may incur additional expenses.

Lastly, local building regulations and permits can add to the cost of constructing a new home. Each area has its own set of rules and requirements that must be followed during construction. Obtaining permits and meeting compliance standards can involve fees and inspections, which should be factored into the budget.

Considering all these factors, having a well-defined budget and working closely with professionals to accurately estimate the cost of constructing a new home is crucial. Thorough research, careful planning, and clear communication will help ensure that your dream home is built within your financial means.

New Home Construction Costs by Province

	Basic (ft ²)	Median (ft ²)	High (ft ²)
Alberta*	\$191.00 - \$249.00	\$263.00 - \$342.00	\$411.00+
British Columbia*	\$210.00 - \$250.00	\$260.00 - \$289.00	\$452.00+
Manitoba*	\$199.00 - \$236.00	\$273.00 - \$350.00	\$428.00+
New Brunswick	\$173.00 - \$230.00	\$260.00 - \$318.00	\$375.00+
Nova Scotia	\$190.00 - \$275.00	\$297.00 - \$339.00	\$428.00+
Ontario	\$280.00 - \$369.00	\$459.00 - \$511.00	\$559.00+
Québec	\$310.00 - \$387.00	\$390.00 - \$437.00	\$500.00+
Saskatchewan*	\$193.00 - \$235.00	\$265.00 - \$336.00	\$415.00+

*Excludes Land Value



Net Zero Construction

Net Zero Homes, whether they're newly constructed or renovated, are designed to generate the same amount of clean energy as they consume. These homes are incredibly energy-efficient, surpassing typical new homes by up to 80%. To meet their energy needs, they utilize renewable energy systems.

In a Net Zero Home, every component works harmoniously to maintain consistent temperatures throughout the house, eliminate drafts, and effectively filter indoor air, thereby reducing dust and allergens. The outcome is twofold: exceptional energy performance and unparalleled comfort. By living in a Net Zero Home, you're embracing the forefront of sustainability while enjoying an elevated living experience.

Don't miss the opportunity to transform your home into a haven of sustainability and comfort.



Component	Benefit	Cost
<i>Windows: Dual Argon, Triple Pane</i>	Superior insulation reduces energy transfer and enhances soundproofing	\$0.33 - \$1.00/Sq. Ft.
<i>Under Slab Insulation</i>	Minimizing heat loss through the foundation, improving indoor comfort, and preventing moisture infiltration	\$0.97 - \$1.15/Sq. Ft.
<i>Rim Joist Insulation</i>	Enhance energy efficiency, prevent air leakage, and minimize house perimeter heat loss	\$0.89 - \$1.30/Sq. Ft.
<i>Ceiling Insulation</i>	Reduces heat transfer, enhances energy efficiency, and helps maintain comfortable indoor temperatures	\$0.18 - \$0.87/Sq. Ft.
<i>Basement Insulation</i>	Provides effective moisture control prevents heat loss and improves energy efficiency	\$3.05 - \$4.73/Sq. Ft.
<i>200 Amp Panel & Heat Pump Wiring</i>	Allows for increased electrical capacity and flexibility, accommodating the demands of modern homes	\$0.74 - \$0.85/Sq. Ft.
<i>Air-Source Heat Pump & Smart Thermostat</i>	Efficiently heats and cools your home by utilizing outside air, providing year-round comfort, reduced energy consumption, and lower utility bills compared to traditional heating and cooling systems	\$3.86 - \$4.45/Sq. Ft.
<i>Ground-Source Heat Pump</i>	Harnesses the stable temperature of the ground to provide highly efficient heating and cooling, resulting in significant energy savings, reduced carbon footprint, and long-term cost benefits	\$0.43 - \$0.50/Sq. Ft.
<i>Hot Water Recirculation Pump</i>	Ensures quick and convenient access to hot water throughout your home, reducing water waste, energy consumption, and waiting time for hot water	\$0.27 - \$0.31/Sq. Ft.
<i>Hot Water Recirculation Line Insulation</i>	Minimizes heat loss in the plumbing system	\$0.15 - \$0.18/Sq. Ft.
<i>Drain Water Heat Recovery Coil</i>	Captures and reuses heat from wastewater, reducing energy consumption, and lowering water heating costs, and contributing to overall energy efficiency	\$0.36 - \$0.42/Sq. Ft.
<i>Panel System (360 W/Panel) & Energy Monitor</i>	Harness clean, renewable energy from the sun, leading to reduced electricity bills, decreased reliance on fossil fuels, and a positive environmental impact by reducing carbon emissions and promoting sustainable living	\$278 - \$557/Panel

Investment Risk vs. Reward

Rewards:

- Potential for appreciation
- Rental income-producing potential
- Portfolio diversification
- Tax benefits
- Security and stability

Risks:

- Maintenance and repairs
- Mortgage rate increases
- Property management

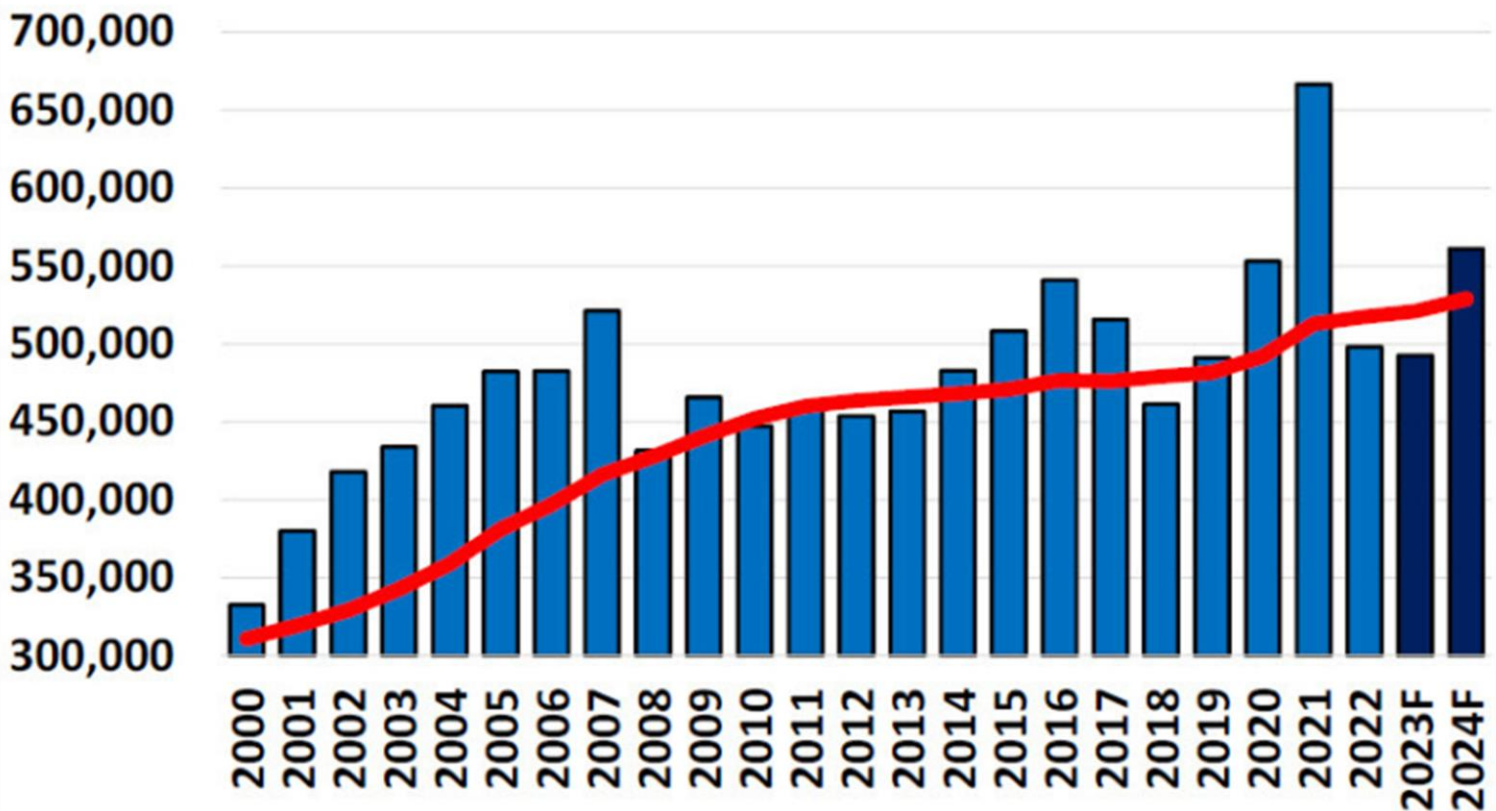
Real estate is generally considered to be a solid investment and will eventually make you money. You should always consider all risks before making such a significant commitment.

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Sales Activity

Historical, forecast and 10-year average



Provided by the Canadian Real Estate Association

Market Rents

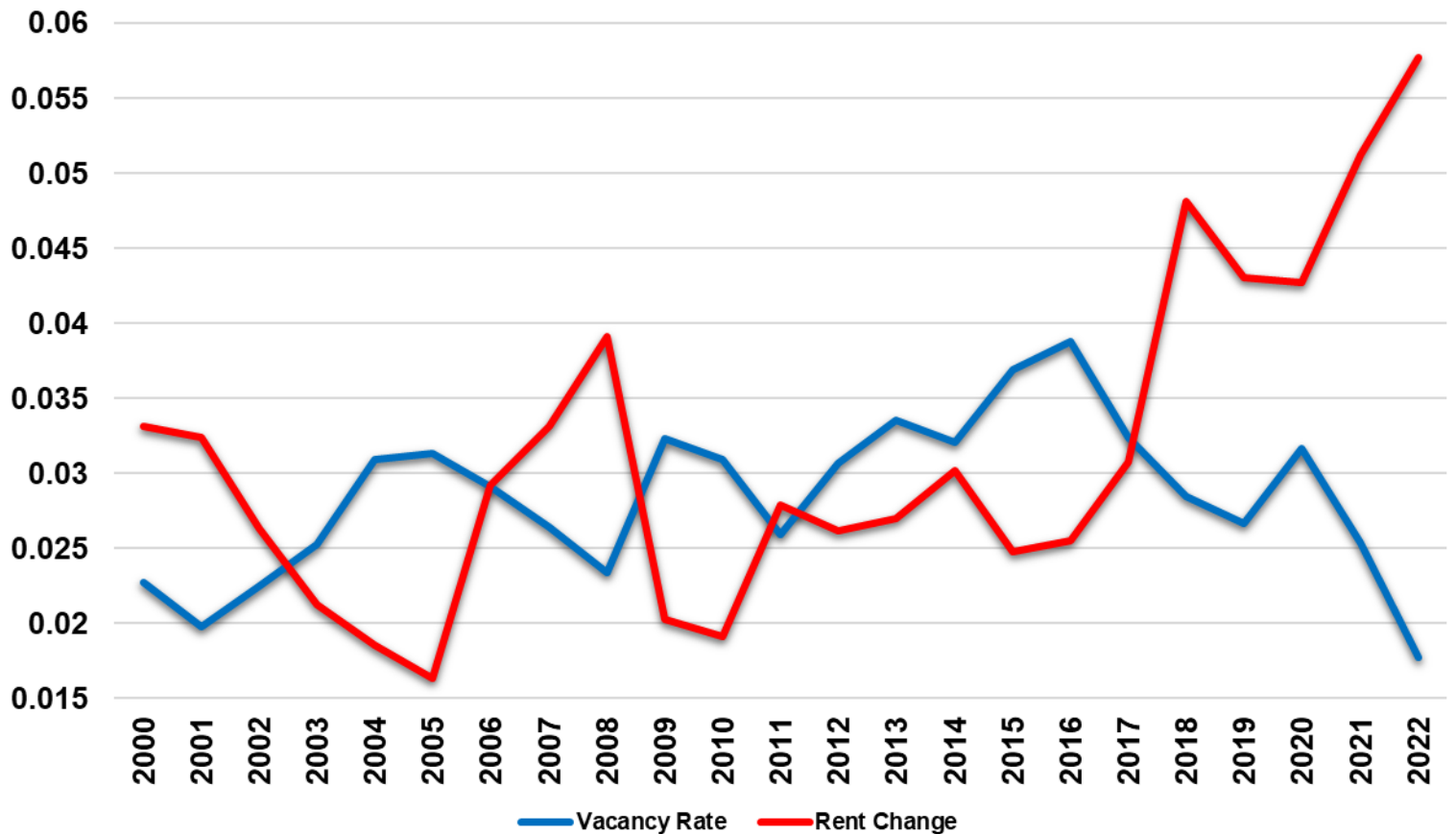
The rental scenario in Canada has witnessed a notable increase in rent prices, accompanied by varying vacancy rates. Analyzing the data, we can observe a general upward trend in rent prices over time, with some fluctuations and periods of more significant growth.

We can identify some patterns by examining the relationship between rent prices and vacancy rates. In general, when vacancy rates were lower, rent prices tended to increase at a higher rate. This can be seen when vacancy rates were relatively low, such as in 2007 and 2013. During these years, rental demand surpassed supply, leading to higher tenant competition and increasing rent prices.

Conversely, when vacancy rates were higher, indicating a greater availability of rental units, rent prices tended to increase more moderately. This can be observed during higher vacancy rates, such as in 2000, 2002, and 2012. These increased vacancy rates likely contributed to a more balanced rental market, where landlords faced greater competition and were less inclined to raise rent prices significantly.

Overall, the historical rental scenario in Canada shows a consistent upward trend in rent prices, accompanied by varying vacancy rates. The relationship between vacancy rates and rent change rates suggests that supply and demand dynamics are crucial in influencing rental costs.

Canadian National Vacancy Rate vs. Rent Change Rate



The Real Cost of an Appraisal

What is the actual cost of an appraisal on a property you purchase? What is the actual cost of **not** having the appraisal done? The information below illustrates the dramatic financial effects of overpaying for real estate. Not only is the purchase price higher, but the borrowing costs also increase significantly.

For the relatively low one-time appraisal fee, you can save thousands of dollars on your mortgage and achieve peace of mind simultaneously.

Scenario 1		Scenario 2		Difference	
Mortgage Amount:	\$450,000.00	Mortgage Amount:	\$465,000.00	Mortgage Amount:	\$15,000.00
Interest Rate Type:	Fixed	Interest Rate Type:	Fixed	Interest Rate Type:	
Payment Amount:	\$2,488.13	Payment Amount:	\$2,571.06	Payment Amount:	\$82.93
Amortization Period:	25 years	Amortization Period:	25 years	Amortization Period:	
Payment Frequency:	Monthly	Payment Frequency:	Monthly	Payment Frequency:	
Interest Term:	5 years	Interest Term:	5 years	Interest Term:	
Interest Rate:	4.49%	Interest Rate:	4.49%	Interest Rate:	
Term Interest Cost:	\$94,305.93	Term Interest Cost:	\$97,449.50	Term Interest Cost:	\$3,143.57
Amortization Interest Cost:	\$299,607.79	Amortization Interest Cost:	\$309,594.74	Amortization Interest Cost:	\$9,986.95

Our Services

Our Vision is to provide quality professional valuations to our clients on time with integrity, effectiveness, and value.

We are well-positioned to offer various valuation services, including:

- **Residential appraisals**
- **Commercial appraisals**
- **Agricultural appraisals**
- **Machinery and Equipment**

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Home Appraisal Tips

What is an appraisal?

An appraisal is an opinion of value based on research conducted by a professional appraiser. The appraisal report presents the fair market value of a house based on comparable sales, property condition, location of the property, size of the land and improvements, number of rooms in the home, and the type of construction. Appraisals are generally done with mortgage financing, and the appraised value is used as a base price to determine how much money to lend. Banks and mortgage lenders want to be confident that the loan does not exceed the property's value. If the appraisal value is less than the home's sale price, concessions will be necessary. The seller may have to lower the price, the buyer may have to offer a larger down payment, or a compromise may have to be reached. For the homeowner, the most critical aspect of the appraisal is learning the estimated value of their home and understanding how that conclusion was reached.

CDC Inc's home appraisal services are comprehensive and cover all types of properties, from multi-million-dollar homes to standard houses, acreages, hobby farms and rural and remote properties.

What do you need to do to prepare for this? What can you do to make a positive influence on your home? Before an Appraiser arrives, there are a few things you should know:

To facilitate the appraisal process, it's beneficial to have these documents ready for the appraiser:

- A plot plan or survey of the house and land (if readily available)
- Information on the latest purchase of the property in the last three years
- Written property agreements, such as a maintenance agreement for a shared driveway
- A list of personal property to be sold with the home
- A title policy that describes encroachments or easements.
- The most recent real estate tax bill and or legal description of the property
- Home inspection reports or other recent reports for termites, EIFS (synthetic stucco) wall systems, septic systems, and wells
- Brag sheet that lists significant home improvements and upgrades, the date of their installation and their cost (for example, the addition of central air conditioning or roof repairs), and permit confirmation (if available)
- A copy of the current listing agreement, broker's data sheet, and Purchase Agreement if a sale is "pending"
- Information on "Homeowners Associations" or condominium covenants and fees
- A list of "Proposed" improvements if the property is to be appraised "As Complete"

Once your appraiser has arrived, you do not need to accompany them on the entire site inspection. Still, you should be available to answer questions about your property and be willing to point out any home improvements.

Here are some other suggestions:

- **Accessibility:** Make sure that all areas of the home are accessible, especially the attic and crawl space
- **Housekeeping:** Appraisers see hundreds of homes a year and will look past most clutter, but they're human beings too! A good impression can translate into a higher home value.
- **Maintenance:** Repair minor things like leaky faucets, missing door handles, and trim.

Consulting an Appraiser

Discover your home's true worth beyond the estimated figures presented by agents seeking listings or the subjective valuations derived from real estate ads and well-meaning acquaintances. Your home's value lies in the market's assessment, untainted by biased opinions. Additionally, have you explored the potential value enhancements resulting from the renovations you have in mind? It's worth noting that an appraiser can offer a pre- and post-valuation based solely on your description of these upgrades.

How do I get ready for the appraiser?

The first step in most appraisals is the home inspection. During the process, the appraiser will come to your home and measure it, determine the layout of the rooms inside, confirm all aspects of the home's general condition, and take several photos of your house for inclusion in the report. The best thing you can do to help is ensure the appraiser has easy access to the house's exterior. Trim any bushes and move any items that would make it difficult to measure the structure. On the inside, ensure the appraiser can easily access items like furnaces and water heaters.

Where does an appraiser get the information used to estimate value?

Gathering data is one of the primary roles of an appraiser. Data can be divided into Specific and General. Specific data is gathered from the home itself. During an inspection, the appraiser collects location, condition, amenities, size, and other data.

Why do I need a professional appraisal?

A professional appraisal plays a vital role whenever the value of your home or other real property is used to make significant financial decisions. It lets you set the most appropriate price when selling your home and ensures you don't overpay when buying. Additionally, an appraisal helps ensure a fair property division in estate settlements or divorces. As a home often represents the most significant financial asset for many individuals, knowing its real value empowers you to make the right financial decisions.

Appraisers are instrumental in guiding real estate decisions by providing expert and unbiased opinions. They play a crucial role in renovations, property transactions, financing, investments, tax assessments, insurance claims, and more. Offering specialized services such as arbitration, feasibility studies, and market analysis, appraisers employ the Direct Comparison, Cost, and Income Approach to deliver accurate valuations. Using CDC Inc. appraisers instills confidence in your real estate decisions, ensuring you make informed choices.

Turnaround Times

CDC Inc's experienced team uses the latest technology for efficient and precise appraisals, market rent files, and desktops, ensuring prompt turnaround times that meet or exceed industry standards. We prioritize exceptional service and deliver accurate residential appraisals to our valued clients.



How to Read Your Appraisal Report

Title Page and Letter of Transmittal: The title page illustrates a front view of your home and the addresses of intended users. The transmittal letter indicates the property's value and describes the report's purpose, scope, and limitations.

Property and Neighborhood Data: Scan page 1 and ensure accurate information. This page generally contains the Subject details, Municipal Assessment, the price range of properties in the neighborhood, site details, and the property improvements sections.

Comparable Data: Here is the "meat and potatoes" of the appraisal report, which includes the Subject property (the home being appraised) in one column, followed by generally three other comparable properties. These could be found later in the report if additional comparable properties were used. The top 3 comparable properties will be listed here. The appraiser must list homes that have sold within the last 3-6 months and are close to the home being appraised.

Review the comparable properties. There is a description that will line up with the subject property and the other comparable properties. The adjustment is the most confusing part but also the most important. For Example: If two identical properties have one noticeable difference (e.g., Fireplace). The difference in that sale price is the amount a typical purchaser would pay for that extra item. Since each property is unique, making comparisons is difficult. The concept is to simulate the price that would have been paid if the comparable properties were identical to the subject. If the comparable properties are superior to the subject, an amount is subtracted from the sales price. Inferior features require that an amount be added to the sales price. Differences that do not affect value are not adjusted.

The more adjustments required to equate the comparable sales to the subject property indicates that the comparables are less reliable. Thus, the report can be less reliable. Generally, there is a 20% guideline regarding the gross amount of adjustment. However, some areas have limited sales. The reader should review the comments to validate why the adjustments are high. You can always ask your appraiser to explain their work and consult with you on the details and uniqueness of a property.

Market Value: A market value price will be at the bottom of the comparable section. This is the market price of the subject property based on the sales comparison. In other words, this is how much you should be able to sell your home for.

Cost Value: Cost value may also be provided, depending on the appraiser and the mortgage company you are using. The Cost Value defines the replacement cost of your home, less depreciation. A Market value is still the primary value used. This cannot be used for insurance purposes.

Remaining Pages and Addendum: The report may have additional pages where additional detail about the home or comparable properties that were relied on.

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Our team consists of skilled and knowledgeable appraisers prepared to provide you with the information you need. We recognize the importance of accurate appraisals for Canadian residential properties and are dedicated to delivering excellent service to you.

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We look forward to working with you and providing the facts you need to make informed choices.