



*Professional Real Estate*  
**APPRAISAL & CONSULTING**

*Serving Clients through the extended Greater Toronto Area since our incorporation in 1982*

## OUR MISSION

*We strive to provide a consistently high level of professionalism, integrity and confidentiality to our clients in delivering real estate appraisal and consulting services relating to projects which are typically of some complexity and are subject to substantial scrutiny by others.*

## VALUATION SPECIALITIES

- ✓ Development Lands
- ✓ Investment, Commercial, Industrial (ICI) Properties
- ✓ Estate Settlements
- ✓ Ground Lease
- ✓ Peer Reivew
- ✓ Expropriation
- ✓ Tax Matters such as Real Estate Freeze
- ✓ Development Charges/Park Levies
- ✓ Highest and Best Use Analysis
- ✓ Testimony as Expert Witness

*Our experience of over 30 years has given us exposure to many very interesting valuation challenges. Please contact us to discuss your requirements.*



*Incorporated in 1982, we are a small firm that primarily serves the extended Greater Toronto Area with a focus on real estate valuation issues. Our practice deals largely with industrial, commercial and investment (ICI) real estate in general, and with development land of all types and expropriation-oriented matters as a specialty.*

### *Education:*

---

- Graduate of Queen's University in Civil Engineering (Bachelor of Science degree 1975)
- Certified under the mandatory recertification program of the Appraisal Institute of Canada

### *Professional Status:*

---

- Member of the Appraisal Institute of Canada- AACI designation held since 1982
- Licensee of the Professional Engineers of Ontario
- Registered Real Estate Broker in the Province of Ontario
- Member of the Toronto Real Estate Board
- Member of the Ontario Expropriation Association
- Member of the Association of Ontario Land Economists

## **OUR PRACTICE**

---

✓ John Weir, P. Eng., AACI has been active in the real estate appraisal field in Toronto since 1976. He takes a lead role in all work produced by the firm.

✓ John Weir, P. Eng., AACI takes direct responsibility for all work produced, and signs (not as a reviewer) all reports submitted. Your project will not be handed off to a junior consultant or trainee.

✓ The provisions of the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada are strictly observed as a minimum level of our code of conduct and performance.

✓ We provide Appraisal, Review and Consulting services as defined and regulated by the respective CUSPAP standards.

✓ The majority of our projects relate to matters that are likely to be subject to considerable scrutiny by others, thereby warranting detailed research and analysis that leads to a well-reasoned and appropriately supported conclusion.

✓ Most often, time is of the essence. We will not take on a project unless we believe that we can meet the client's stated schedule.

✓ Leverage in the efficiencies of our professional time is accomplished by investing in current technologies and various databases and information resources. We are capable of exceeding the service levels, efficiencies, and project capacities that some may tend to associate with larger firms.

✓ We are conveniently located centrally in the Greater Toronto Area GTA with proximity of access to major highways and to the TTC subway system. Travel times to clients in suburban locales and in the downtown Toronto core are minimized.

✓ John Weir's registration under the Real Estate and Business Brokers Act and his membership with the Toronto Real Estate Board, through our affiliate Weir Realty Services Inc., is maintained as a resource for the benefit of our clients. The protection and confidentiality of our clients' interests is paramount and forms a cornerstone of our professional practice.

✓ Our fees are based upon actual time and disbursements expended. We welcome the opportunity to discuss your specific project requirements.