



Info Kit.

_357 king west



Toronto's Downtown is a local and national economic hub

Encompassing Bathurst Street to the DVP, North to Dupont Street

It contains

508,640 jobs

jobs within

21 km²

The Downtown accounts for

37.5%

of Toronto's jobs with

27,340 jobs

jobs per km²

Employment in the Downtown increased by **25,930 jobs (5.4%)** from 2014

and grew by **75,830 jobs (17.5%)** from 2010 to 2015

Downtown continues to attract new establishments and in 2015, 32.0% of business establishments new to Toronto chose to locate in Toronto's Downtown.

King & Portland Centre

- Over 250,000 sq. ft. of office space located at 602-620 and 642 King Street West
 - Shopify will occupy 158,000 sq. ft. of this space
 - Indigo's home office will also be relocating into a larger space here

The Well

- Over 900,000 sq. ft. of office space located at 410 Front Street
- A 7.8-acre mixed-use community with office towers, retail and residential units

Labour Participation **75%** (City 64%) Employment Rate **69%** (City 58%)



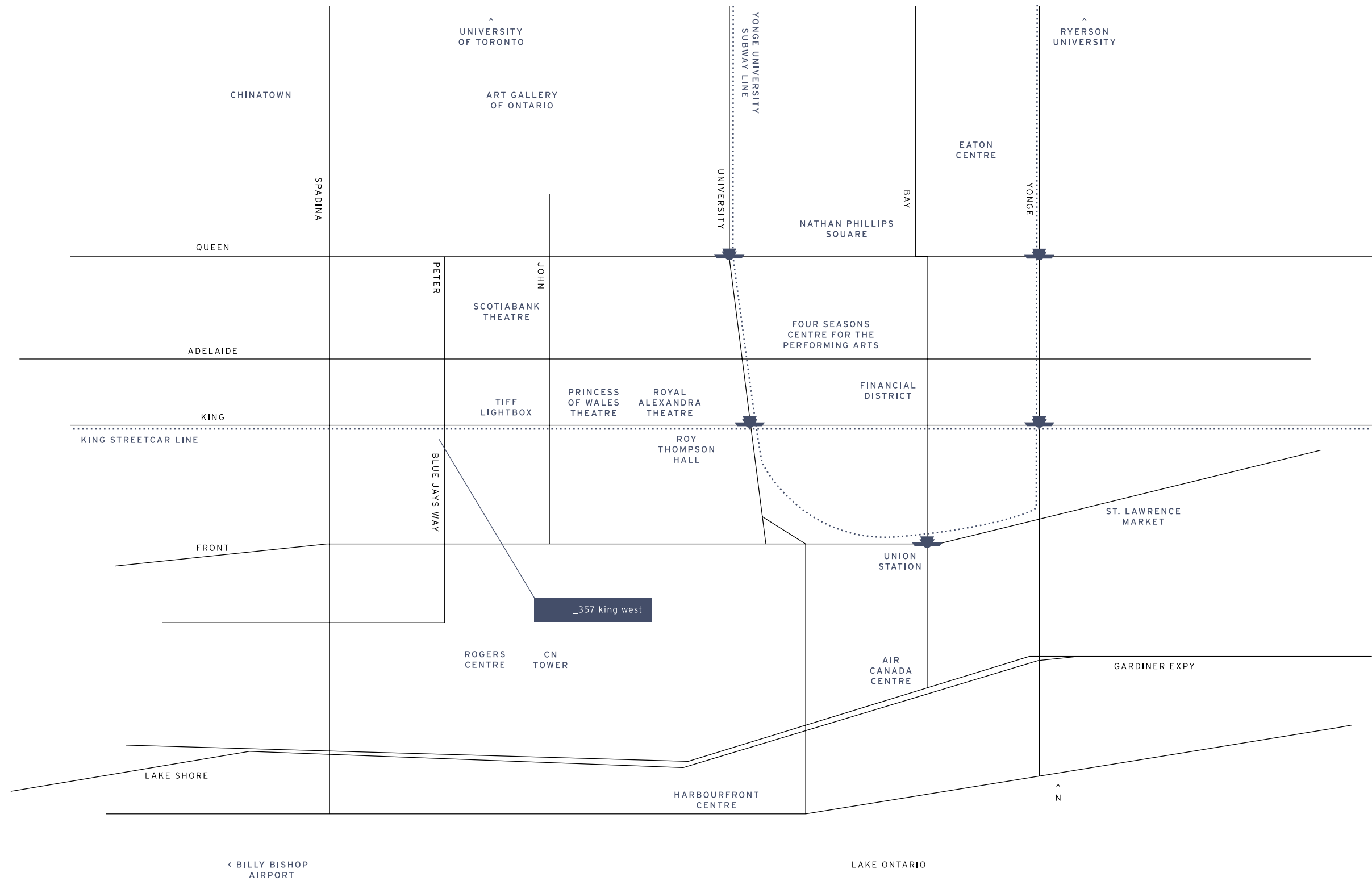




Illustration is artist's impression. E. & O.E.



Transit

Travel Time to St. Andrew Station

5 min on the 504 streetcar, every 3 min from King and Blue Jays Way

Travel Time to King Station

7 min on the 504 streetcar, every 3 min from King and Blue Jays Way



Travel times to Key Destinations

Financial District

Drive 8 min, Transit 5 min

TIFF Bell Lightbox

Drive 4 min, Transit 2 min

Chinatown

Drive 5 min, Transit 7 min

University of Toronto

Drive 10 min, Transit 15 min

Rogers Centre

Drive 8 min, Transit 5 min

Nathan Phillips Square

Drive 13 min, Transit 14 min

Ontario College of Art and Design

Drive 8 min, Transit 13 min

Ryerson University

Drive 16 min, Transit 16 min

Air Canada Centre

Drive 8 min, Transit 5 min

Kensington Market

Drive 9 min, Transit 15 Min

Billy Bishop International Airport

Drive 9 min, Transit 19 min

George Brown

Drive 13 min, Transit 10 min

Yonge & Dundas Square

Drive 13 min, Transit 15 min

Yorkville

Drive 16 min, Transit 20 min

Public Schools

Elementary
Ogden Junior PS

Intermediate
Ryerson CS



Secondary
Harbor CI

Technological
Central Technical
School

Catholic Schools

Elementary



St. Mary

French Immersion



Holy Rosary

Secondary



St. Joseph College



St. Michael
Choir (Senior)

Post Secondary Schools



Ryerson
University



George Brown
College

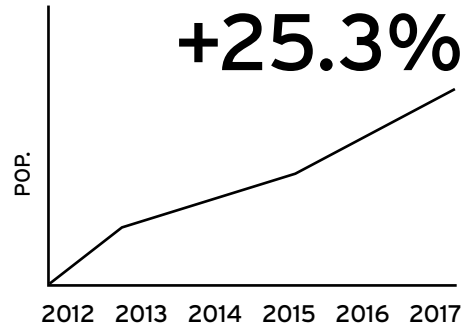
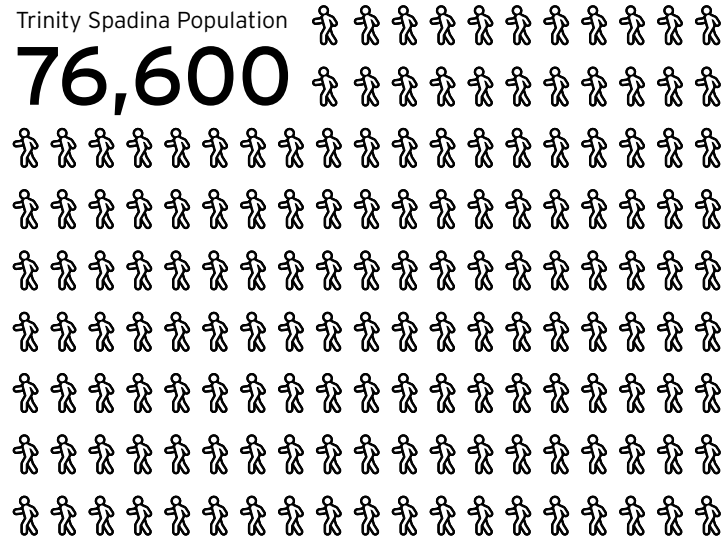


University
of Toronto



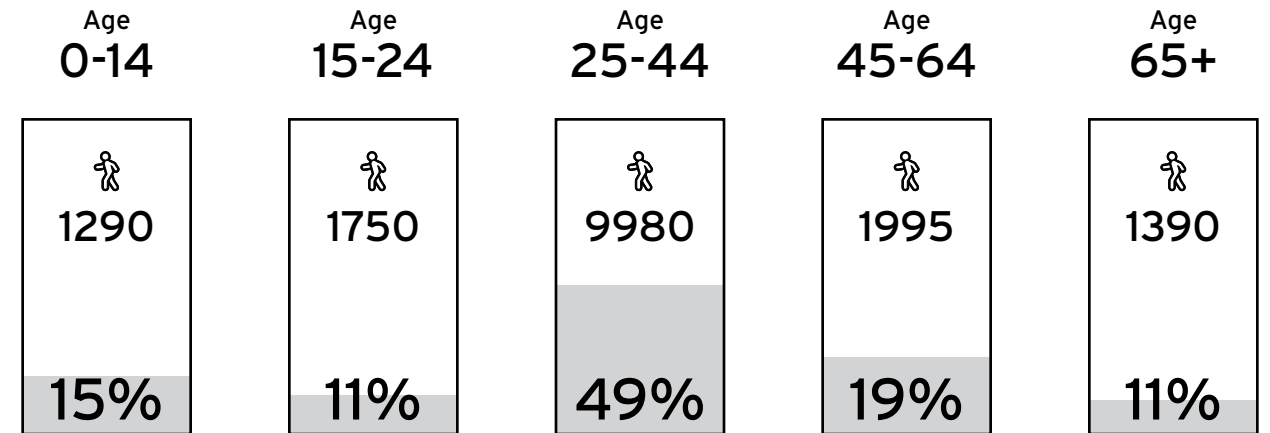
OCAD

Neighbourhood Info



x **10,270**
(people per square kilometre)

Age Breakdown



Market

Average Rent for 1 Bedroom Condo

Q3 2016 ► Q3 2017 **+11.2%**

The average one bedroom condo apartment rent was \$1,976 per month in the second quarter - up by 11.2% compared to the same period in 2016.

Average Rent for 2 Bedroom Condo

Q3 2016 **\$2,420** ► Q3 2017 **\$2,607**

The average two-bedroom rent was up by 7.7% year-over-year.

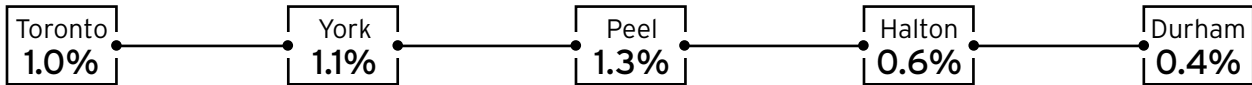


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Shares of GTA Condos in Rental



GTA Condo Vacancy Rate



Total Condos Sold in the 416 area code in October 2017

1,485

Month of October 2017

\$1,059,157,680 Dollar Volume

\$523,041 Average price

3359 Number of new listings

23 Average Days on Market

99% Average Sold Price Over List Price

Condo Average Price in 416 Area Code

\$555,004

E. & O.E. 2018. Stats produced by Toronto Real Estate Board & CMHC. See sales representative for full details. Prices and specifications are subject to change without notice. Renderings are artist concepts.

 Year-over-year % change

Sales
+24.9%

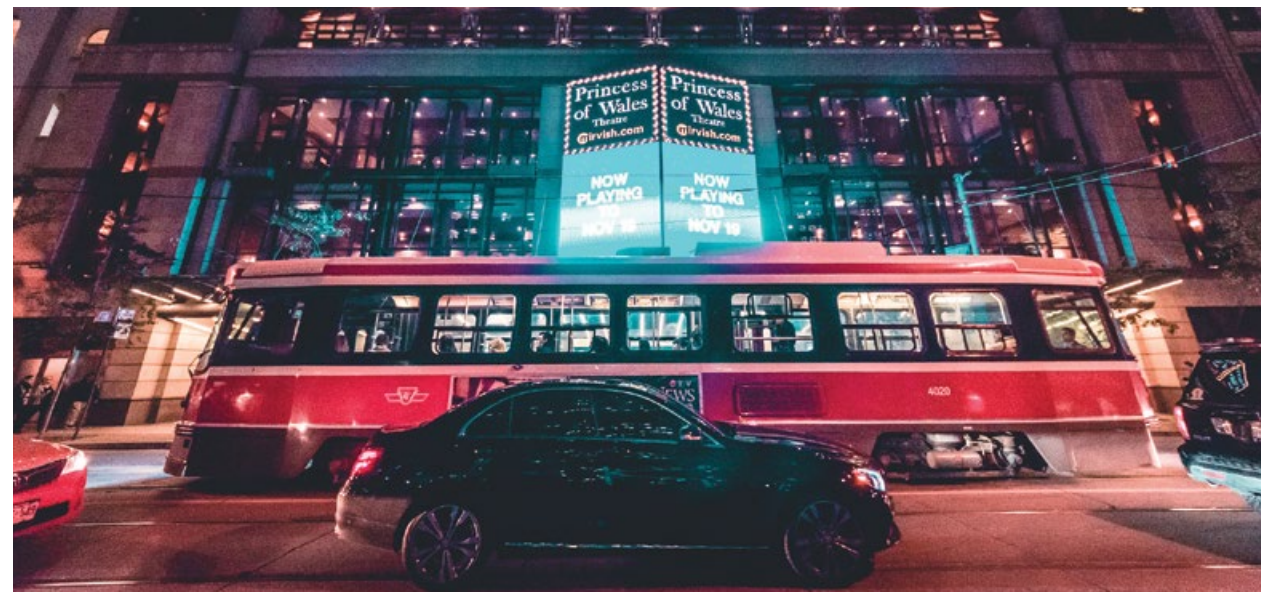
Average Price
+21.8%

Average Condo Price Q3 2016

\$415,894

Average Condo Price Q3 2017

\$510,206 ▶ **+22.7%**



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MLS Zone C01

Detached Homes
Index 257.1

\$1,500,000

Year-over-year % change

+2.15%

Towns
Index 243.7

\$636,400

Year-over-year % change

+7.88%

Apartment
Index 237.3

\$513,000

Year-over-year % change

+19.79%

TREB Market Watch 2016: Index and benchmark price October 2017.

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