

T C 4

AT SMARTCENTRES® PLACE

T C 5

AT SMARTCENTRES® PLACE

The ONLY Residential Development Available for Sale Inside SMARTCENTRES PLACE, Beside the TTC Subway

MOST AFFORDABLE CONDO NEXT TO SUBWAY

\$300,000, \$400,000 & \$500,000's

MOST CENTRAL LOCATION IN VMC & YORK REGION

0 MINS TO SUBWAY

EFFICIENTLY DESIGNED FLOOR PLANS

Transit City 1, 2, & 3

Three 55-Storey Towers - **1,700 Suites**

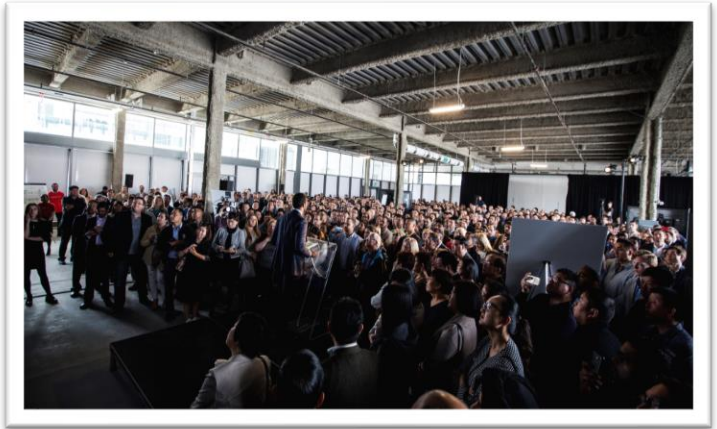
Sold-out in 6 Weeks – Market Record

Construction Started **60-Days** After

120 Days – Day 1 to Start of Construction

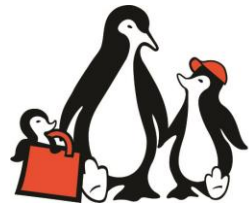
Largest Residential Construction Site in Canada

TR[^]NSIT CITY



SmartCentres Place – The Most Central Location

TC4: The Only Residential Development Available for Sale Inside SMARTCENTRES PLACE, Beside the TTC Subway



SMARTCENTRES[®] PLACE

SmartCentres Place – The Most Central Location



Fully Integrated Community

9-Acre Central Park

Elite Employment & Commercial Infrastructure



SMARTCENTRES® PLACE



Fully Integrated Community

9-Acre Central Park

AAA Commercial Tenants & Office Space

4 Million Sq.ft of Office Space

World-Class Residential Community



Fully Integrated Community

AAA Commercial Tenants & Office Space

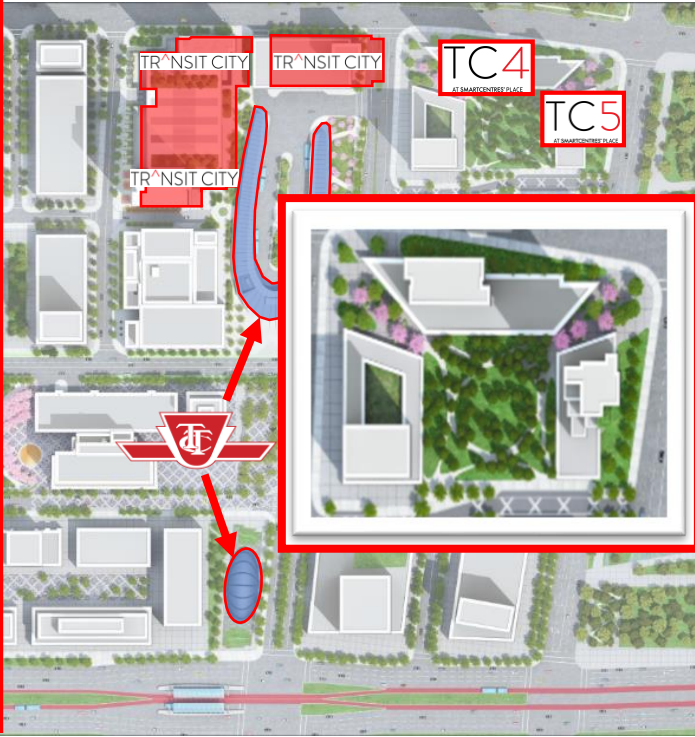
Exceptional Residential Community

Unrivaled AAA Location



SMARTCENTRES® PLACE

HWY 400



Portage

Jane St

Hwy 7

Fully Integrated Community

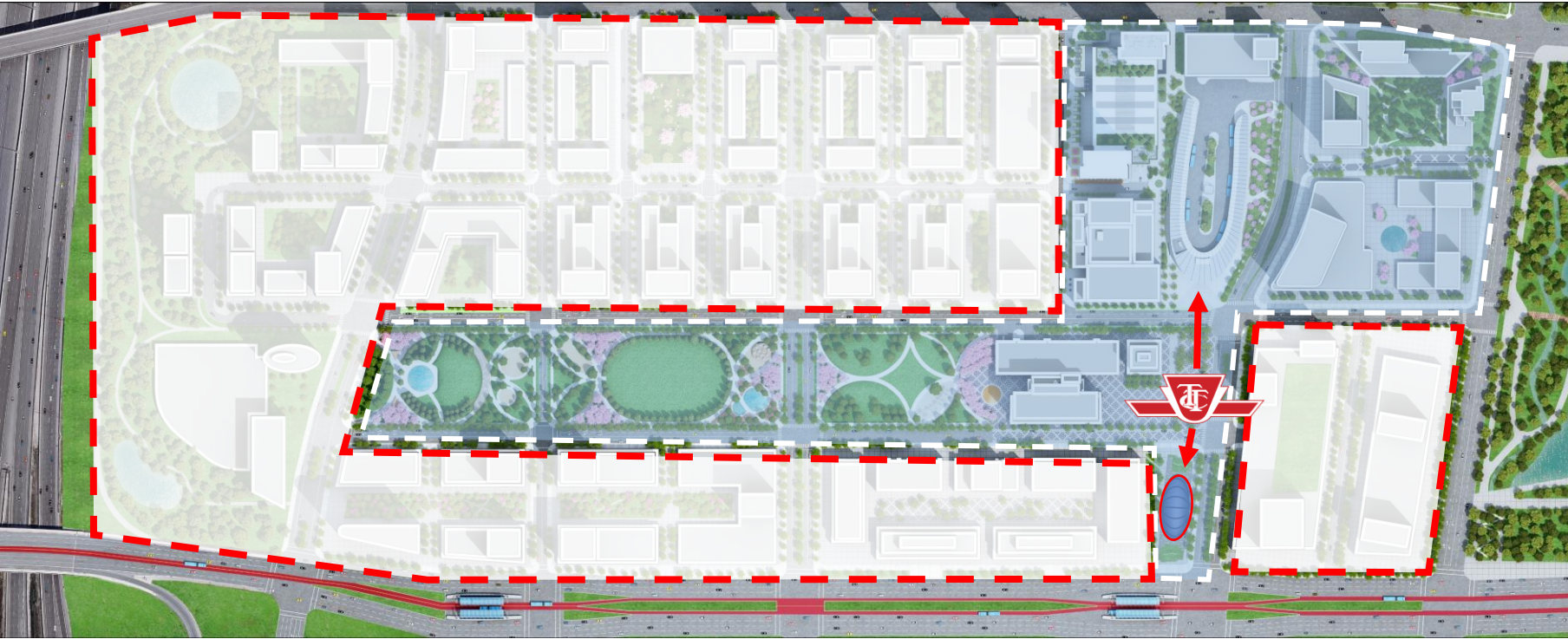
1-Acre Park at the Doorstep of TC4

AAA Commercial Tenants & Office Space

Exceptional Residential Community

TC4 & TC5

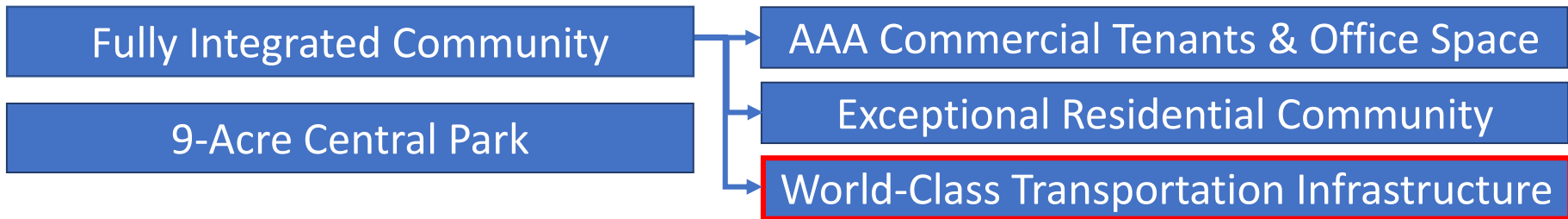
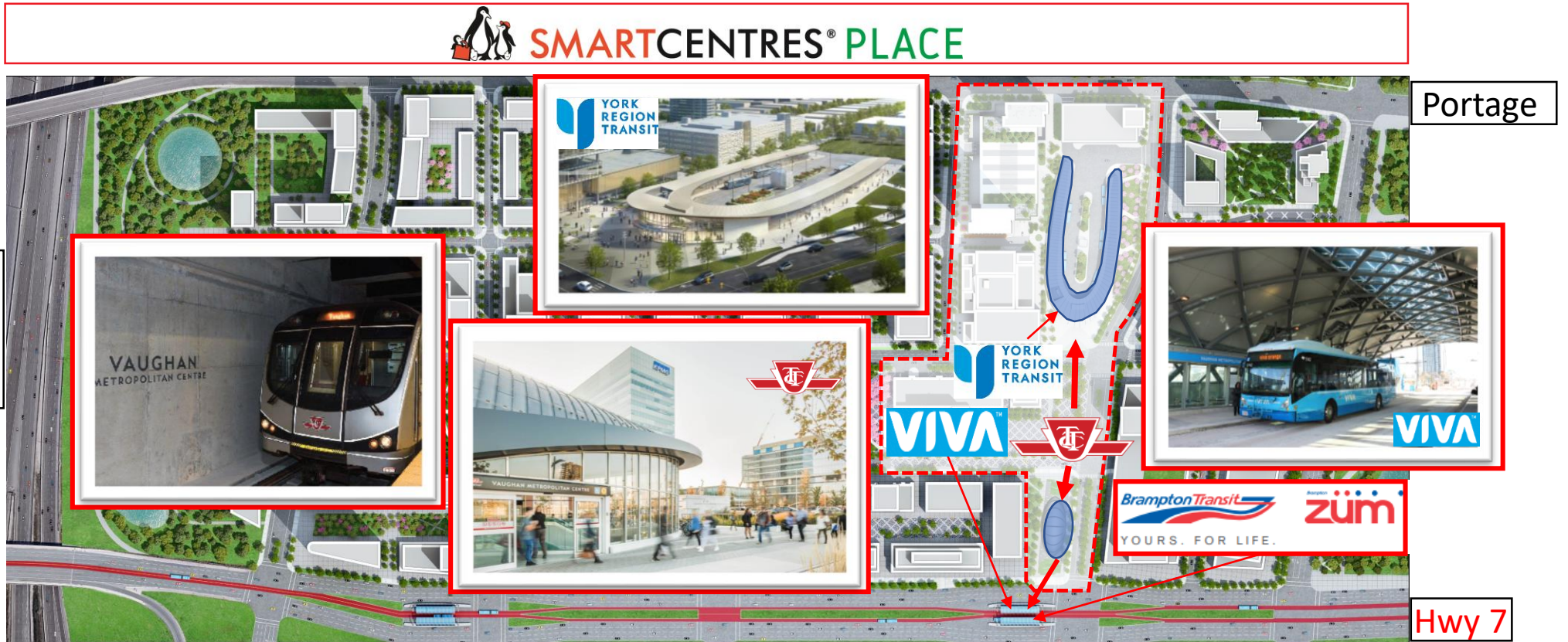
The Future is Taking Shape



Future Developments

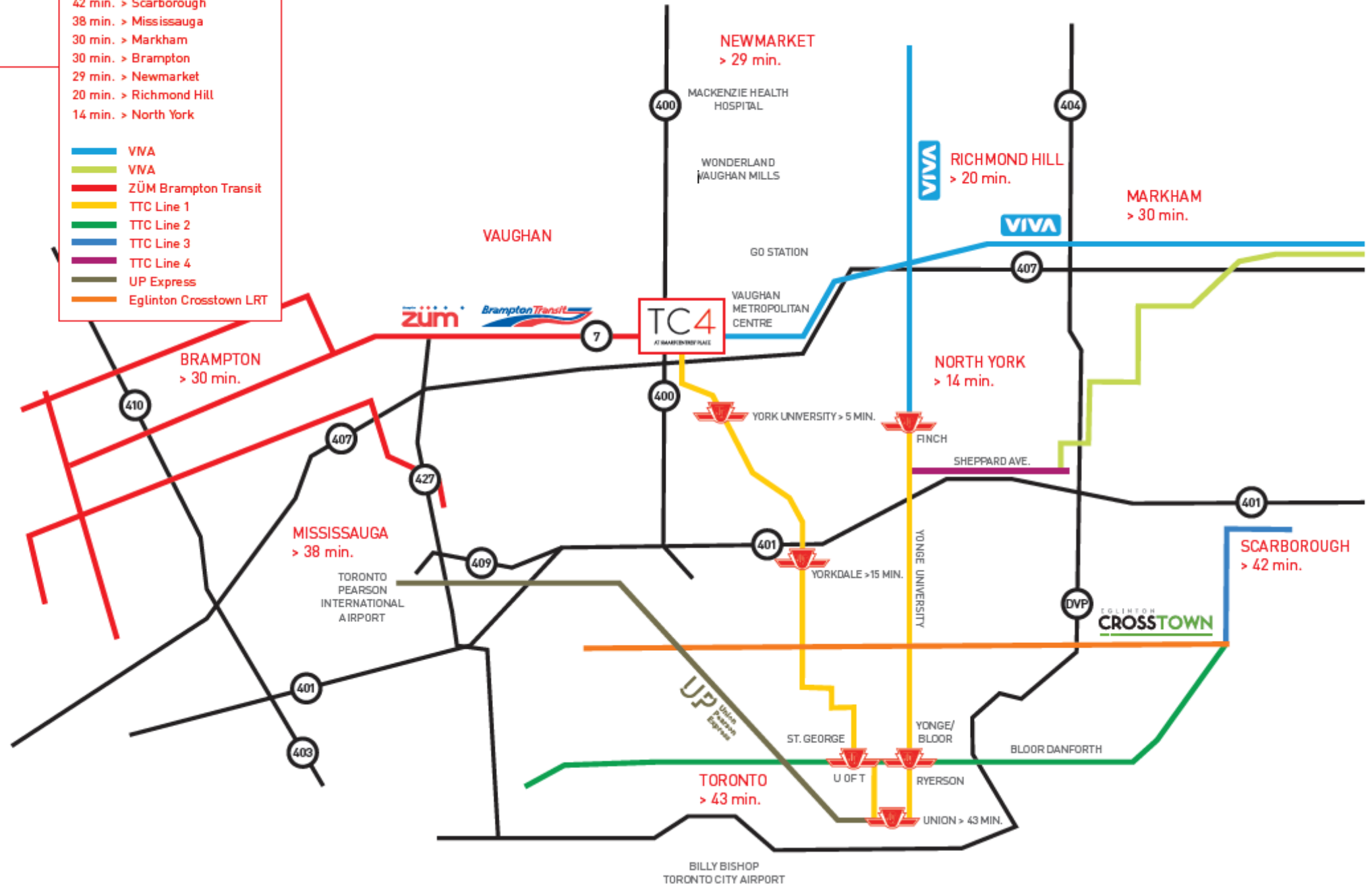
Confirmed / Completed

World-Class Transportation Infrastructure



- 43 min. > Downtown Toronto
- 42 min. > Scarborough
- 38 min. > Mississauga
- 30 min. > Markham
- 30 min. > Brampton
- 29 min. > Newmarket
- 20 min. > Richmond Hill
- 14 min. > North York

- VVA
- VVA
- ZUM Brampton Transit
- TTC Line 1
- TTC Line 2
- TTC Line 3
- TTC Line 4
- UP Express
- Eglinton Crosstown LRT





FAST FACTS

7,000 York U Faculty Members

52,300 Students

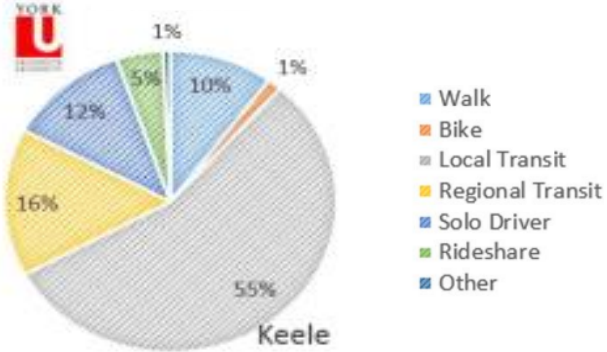
95% Must Live Off Campus

**Stable Long-Term
Institution**

**Recession-Proof
Rental Market**



StudentMoveTO – 2016 Study



71% Transit

17% Drive

10% Walk

1% Bike

1% Other

Average Commute Time To York U? 56 MIN



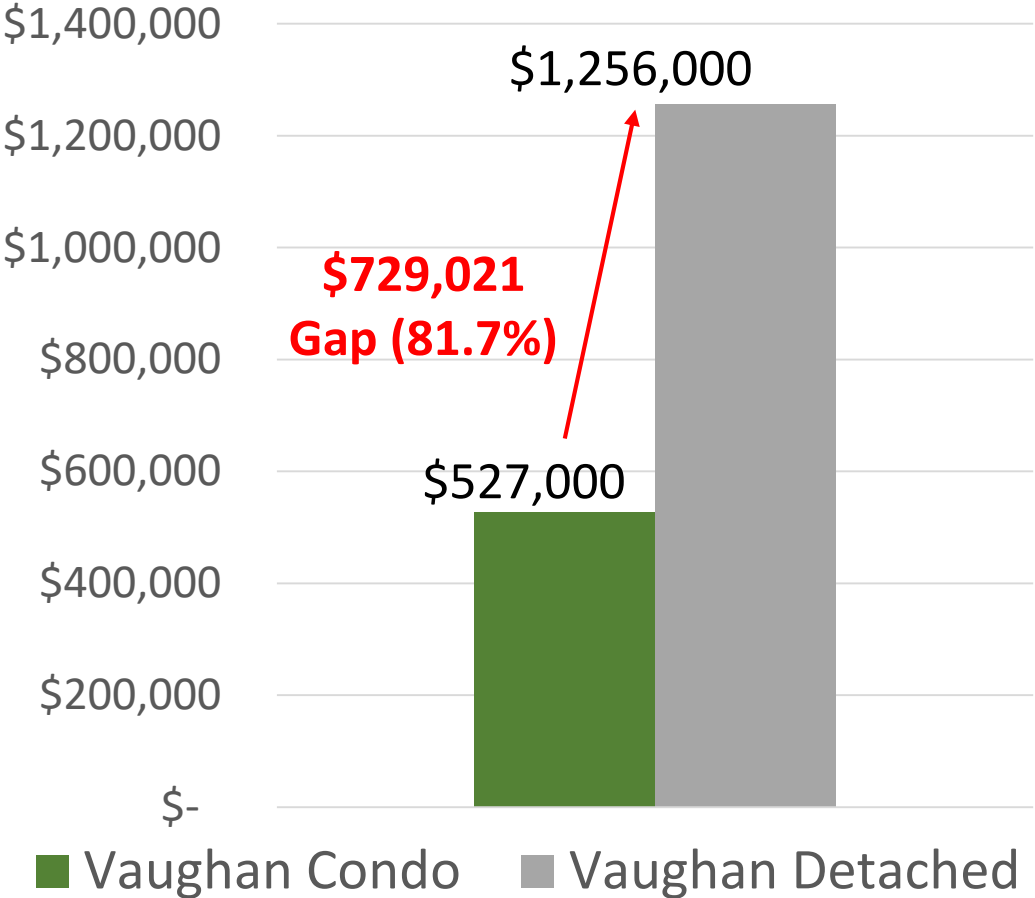
3 Subway Stops

VMC to YORK

5 MIN



Vaughan By The Numbers



Sensitivity to Expensive Low-Rise

Lacking Affordable Options in AAA Location

TC4 is in the Best Location in VMC & York Region

Avg. Resale Condo **\$527,000** in Vaughan

TC4 & TC5

TC4: The Only Residential Development Available for Sale Inside SMARTCENTRES PLACE, Beside the TTC Subway



World-Class Amenities

PROJECT DETAILS

TC4

45 Storeys

530 Suites

24,000 Sq.Ft of State-of-the-Art Amenities

1-Acre Park at our Front Door

TESLA Car-Share

Ground Floor Retail

Grand Lobby Furnished by HERMES

THE.TRAINING.CLUB

- Full Indoor Running Track Overlooking Elite Training Facility
- Spa Facilities
- Squash & Basketball Court
- Games & Party Lounge with Full Kitchen
- Outdoor Infinity Pool with Cabanas & BBQ
- The Library Room – Double Height, Shared Co-Working Space
- Perched on the 6th Level Overlooking 1-Acre Park

World-Class Amenities

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24,000 Sq.Ft of State-of-the-Art Amenities

1-Acre Park at our Front Door

TESLA Car-Share

Ground Floor Retail

Grand Lobby Furnished by HERMES



- Designed by Claude Cormier
- Exclusive Access to 1-Acre Park
- Larger than Dundas Square



World-Class Amenities

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24,000 Sq.Ft of State-of-the-Art Amenities

1-Acre Park at our Front Door

TESLA Car-Share

Ground Floor Retail

Grand Lobby Furnished by HERMES

- Arrive in Style with Exclusive Use of TESLAS



World-Class Amenities

PROJECT DETAILS

TC4

45 Storeys

530 Suites

24,000 Sq.Ft of State-of-the-Art Amenities

1-Acre Park at our Front Door

TESLA Car-Share

Ground Floor Retail

Grand Lobby Furnished by HERMES



- Convenient Retail Space at your Doorstep
- 0 Minutes to Future Grocery Store
- AAA Tenants & Brands (BUCA)

World-Class Amenities

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24,000 Sq.Ft of State-of-the-Art Amenities

1-Acre Park at our Front Door

TESLA Car-Share

Ground Floor Retail

Grand Lobby Furnished by HERMES



- Welcome Home to A Luxurious Grand Lobby
- Furnished by HERMES

