



TORONTO ACCOLADES

- 4th Largest city in North America
- 38% of Canada's Business HQ's are located in the City
- 2nd largest financial centre in North America -- \$332 Billion (Cad) economy. 7th Worldwide
- Fastest growing technology centre in North America
- CBRE Research's 2018 Scoring Tech Talent ranked Toronto 4th of top 50 tech talent Markets
- Toronto ranked 7th of 140 cities in the 2018 Economist's Livability survey
- Toronto ranks 8th of 165 in the 2018 Cities in Motion Index (CIM)
- Toronto ranks 16th in the 2018 Mercer Quality of Living survey

SOURCE: Zoocasa



CANADA GROWTH & IMMIGRATION

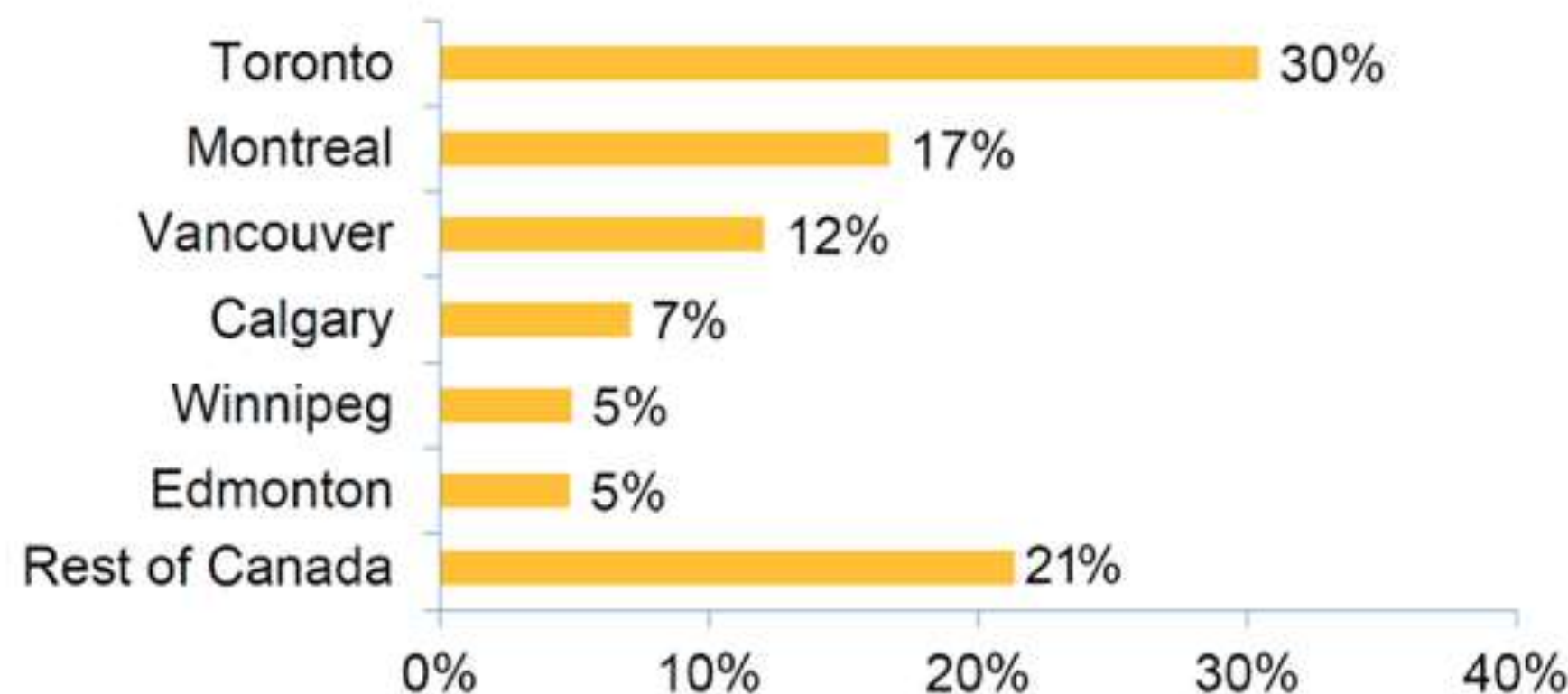
IMMIGRATION TO CANADA

2017	300,000
2018	310,000
2019	330,000
2020	340,000



TORONTO GROWTH & IMMIGRATION

Top Markets for Immigration (% of Total 2011-2015)



AGE GROUPS

Under 24 years - 13%

25 - 44 years - 70%

45+ years - 17%

- **Approx. 201,000 newcomers to Toronto over the next two years**
- **Approx. 10,000 new housing units**

SOURCE: Statistics Canada/Urbanation

RENTAL MARKET OVERVIEW

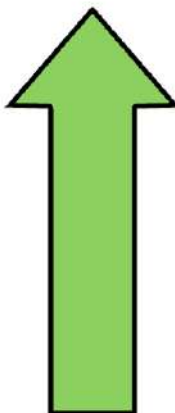
RISING RENTAL RATES: (Cumulative)

- **7.6% past 12 months**
- **17% past 2 years**
- **26% past 3 years**

*The figures shown above are based on historical data and do not represent any projected numbers. All charts above are utilized solely for marketing purposes. Actual figures are subject to change. Buyer Agents should verify all data and information. Capital Developments and Baker Real Estate Incorporated do not claim any liabilities

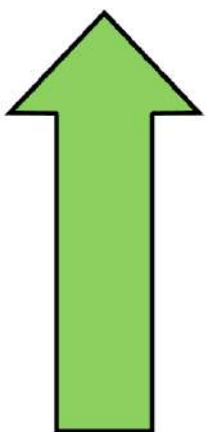
Q3 - 2018

Average Index Rent
\$3.26 psf
Greater Toronto Area



9.4%
Annual

Average Monthly Rent
\$2,385



7.6%
Annual

SOURCE: Urbanation

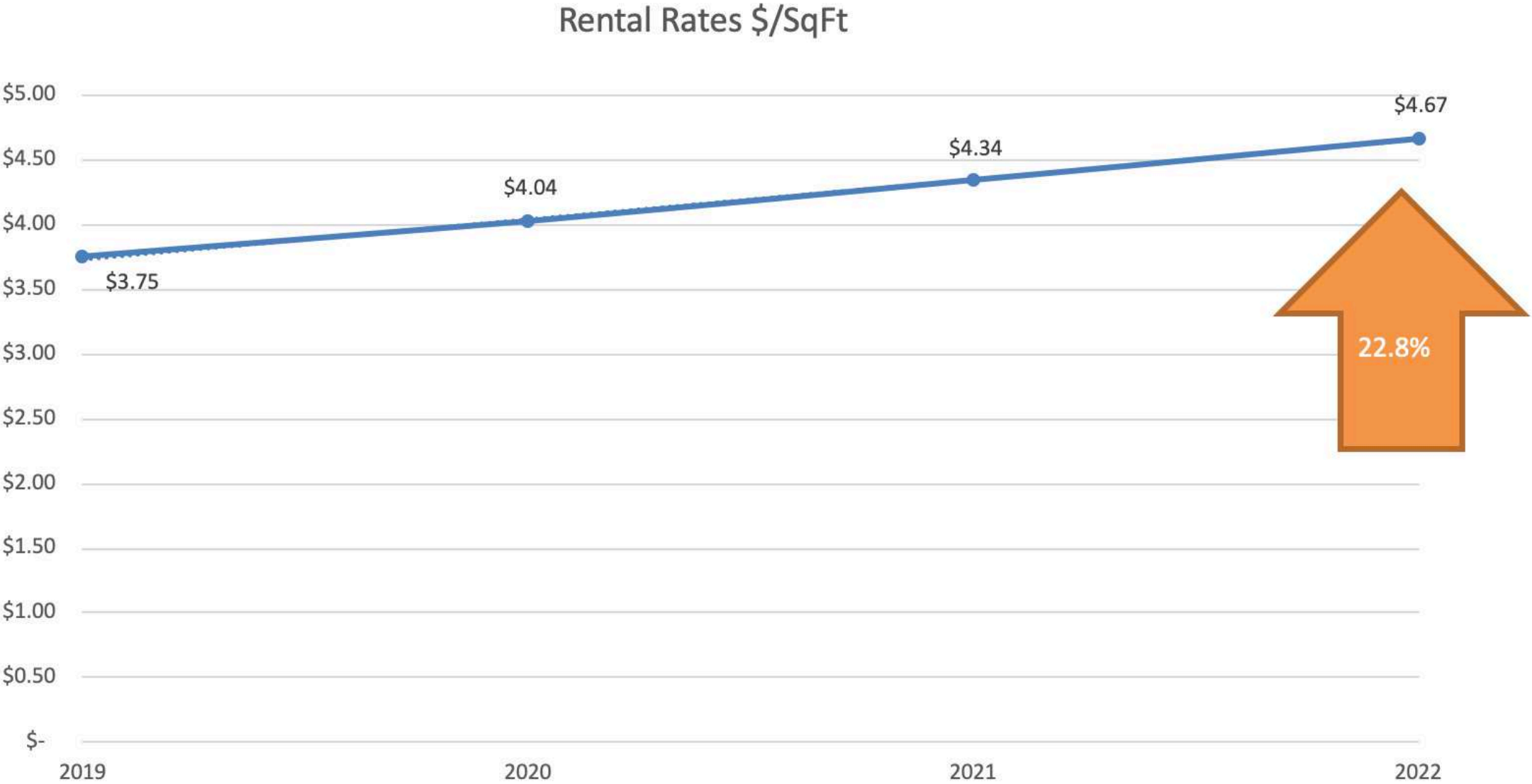
YONGE AND FINCH C14 APPRECIATION



YEAR	2015	2016	2017	2018
C14 Average	\$408,949	\$434,020	\$541,405	\$578,804
Average increase over time	-	6%	25%	7%

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RENTALS AT YONGE AND FINCH



- 2017 to 2018 saw an average increase of 7.6% annually
- Continuing the trend, we project another increase of 22.8% by 2022 to \$4.71/PSF

AREA AND NEIGHBOURHOOD



AUBERGE *du* POMMIER

WILDFIRE
STEAKHOUSE & WINE BAR



AZURA

CONDOMINIUMS

AT FINCH STATION



TRANSIT AND HIGHWAY ACCESS

WALK SCORE - 95

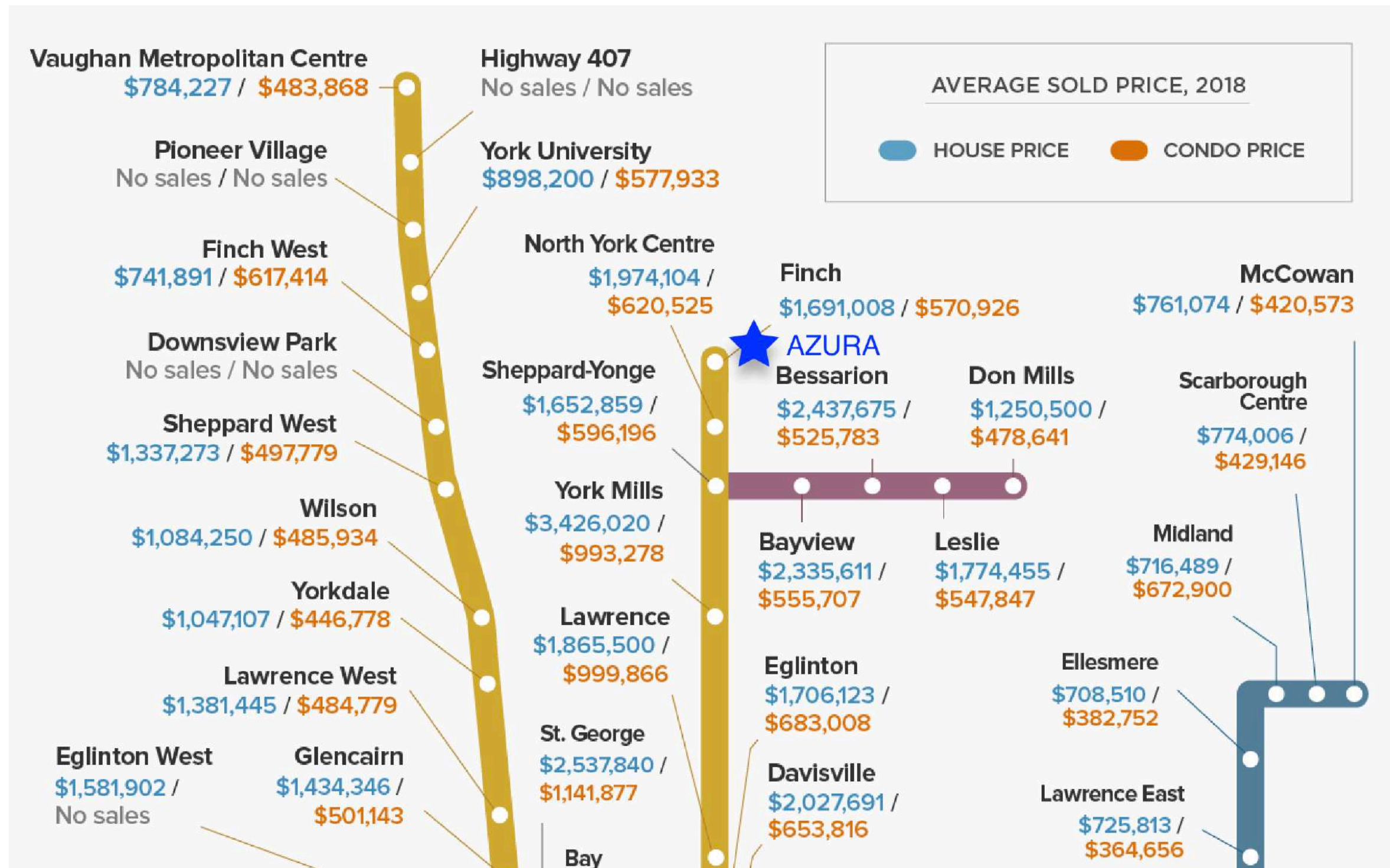
TRANSIT SCORE - 100

4 min walk to Finch Subway Station

30 min subway ride to Union Station



HOUSE AND CONDO PRICES BY TTC STOPS



SOURCE: Zoocasa

TORONTO'S TOP UNIVERSITIES

Close Proximity to University of Toronto,
Ryerson University, OCAD and York University



45 min subway ride to St. George Campus
Best University in Canada



35 min subway ride



45 min subway ride
**Largest and most comprehensive art,
design and media university in Canada**



40 min ride to York University

AZURA DESIGN



AZURA DESIGN

BUILDING SIZE RANGE

- 1 Bed - 430 sf to 498 sf
- 1 Bed + Flex - 528 sf to 740 sf
- 2 Bed - 710 sf to 900 sf
- 3 Bed - 908 sf to 1168 sf



SOUTH VIEWS



AMENITY PLAN



GROUND FLOOR

1. Lobby with 24- hour concierge
2. Yoga Studio
3. Golf Simulator
4. Fitness Centre
5. Kids Imagination Space
6. Party Room



FOURTH FLOOR

7. Outdoor Lounge
8. Barbeque Stations
9. Outdoor Bar
10. Outdoor Fire Pit
11. Outdoor Dining Area
12. Indoor Chef's Kitchen





















TOP REASONS TO BUY AT AZURA

- Transit
- Neighbourhood
- Suite Design
- Views (74% of suites have South Views)
- Building Amenities
- New Public Park
- Capital Developments Team & Track Record

*Azura—
A Life within Reach.*

CAPITAL DEVELOPMENTS

UNDER CONSTRUCTION



ART SHOPPE



e2



150 REDPATH 155 REDPATH

COMING SOON



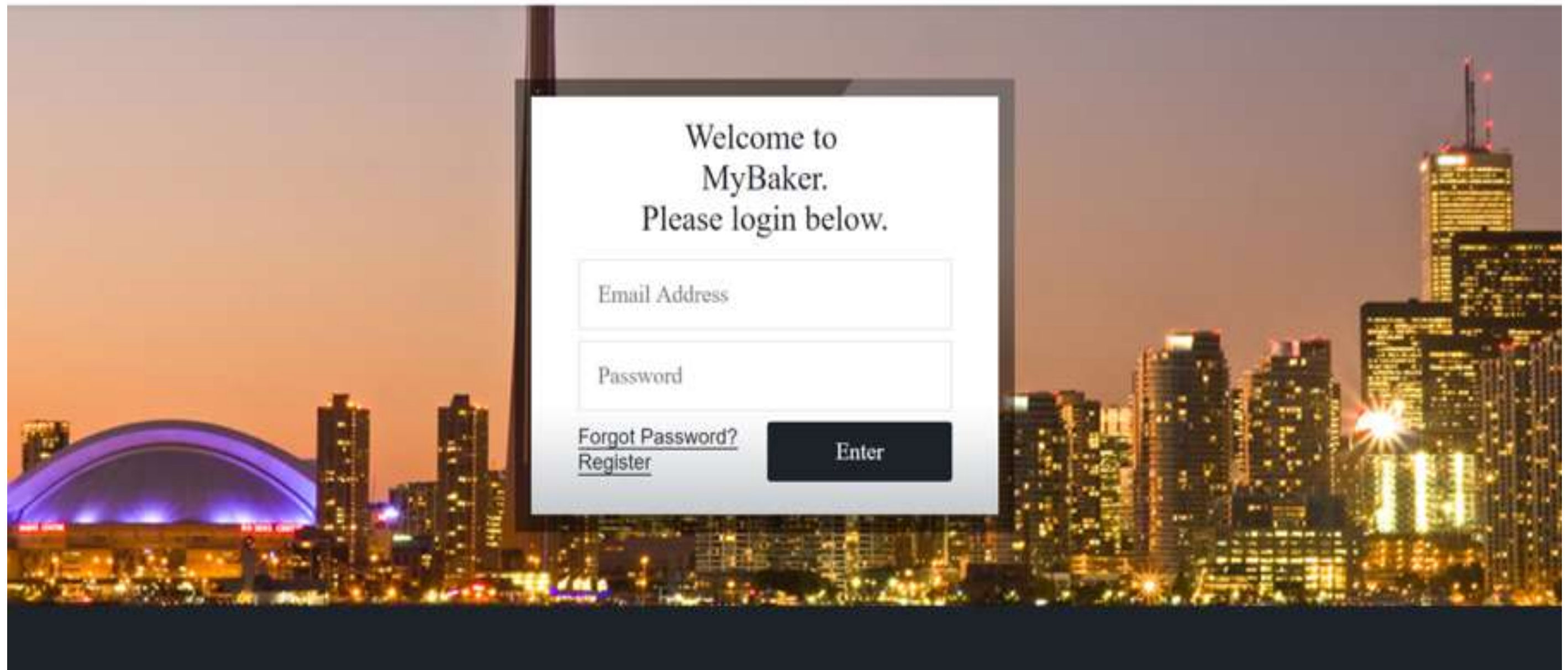
CRU - 11 YORKVILLE



BLOOR & DUFFERIN

SALES AND MARKETING

<https://mybaker.bakerrealtypartners.com/projects/azura>



SALES AND MARKETING



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