

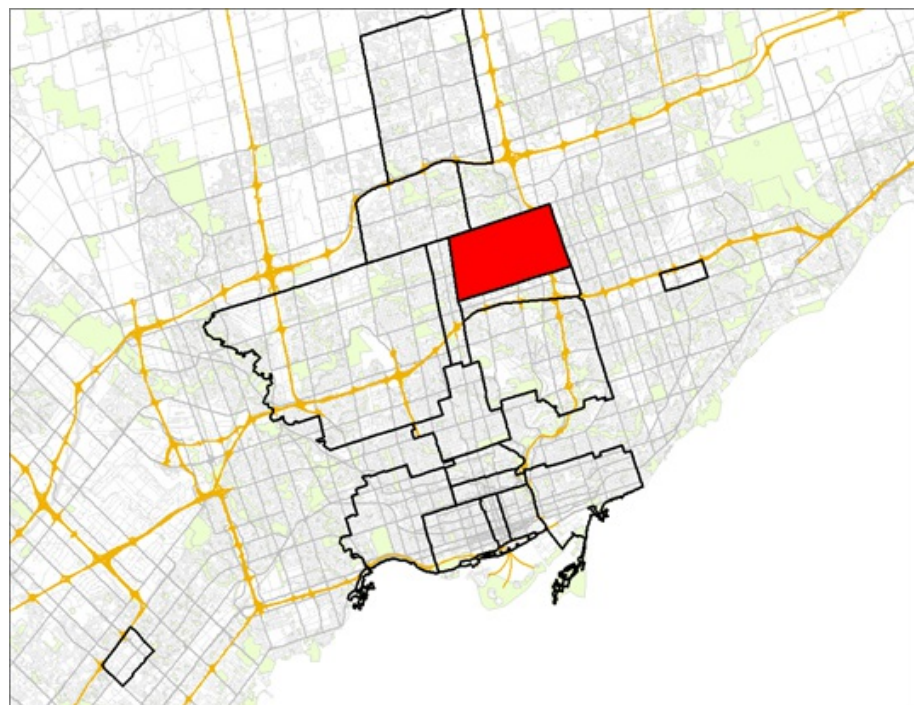


Greater Toronto Area
North York East

New Homes High Rise Submarket Report
Data as of April 2018



North York East Submarket Report - April 2018

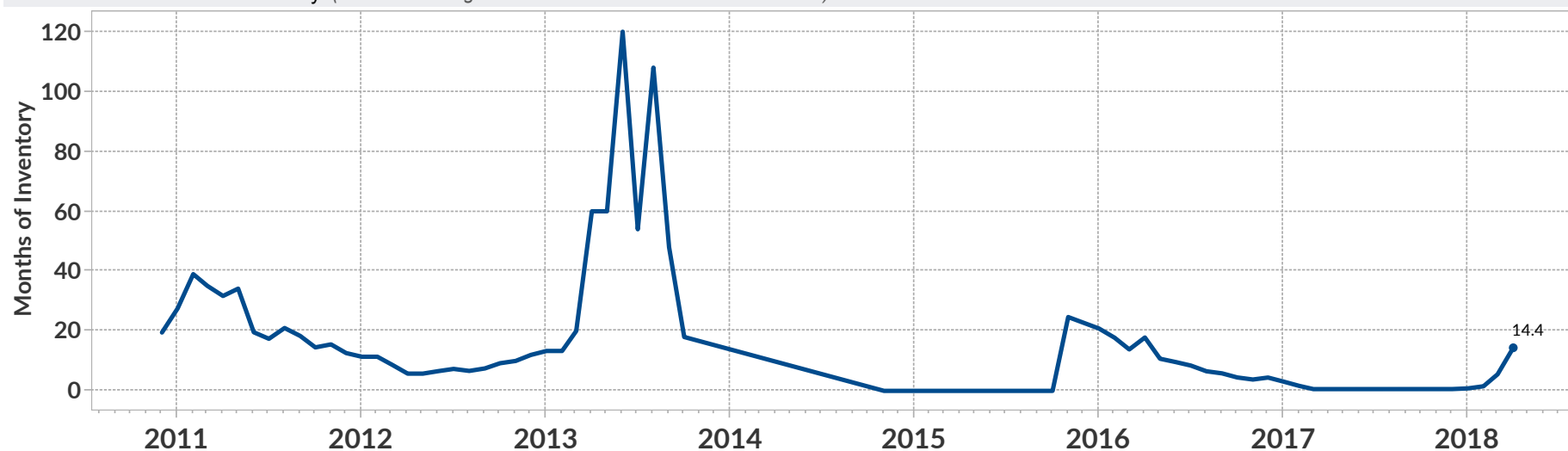


North York East			GTA	
Active Projects	2		288	
Total Units	651		71,507	
Total Sales	645		61,549	
Rem. Inv.	6		1,163	
			9,958	
Avg. \$/SF	\$714		\$888	
Avg. SF	1,659		890	
Avg. \$	\$1,185,167		\$790,603	
Current Month Sales (incl. active & sold out)		0	1,225	

Development Applications

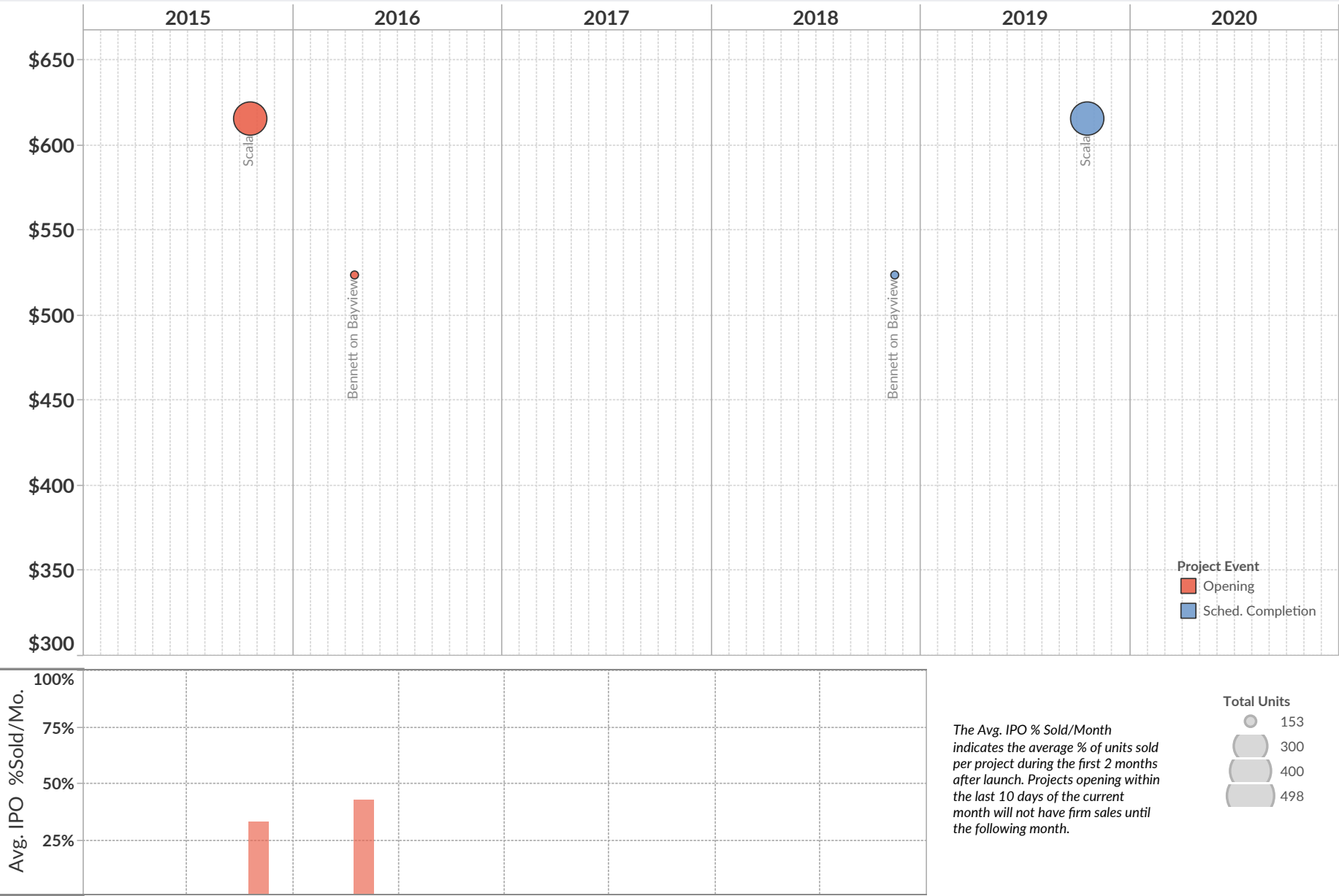
North York East			City of Toronto	
Number of Dev. Apps.	6		338	
Total Units	875		150,769	
Min. Floor Space Index	1.4		0.1	
Max. Floor Space Index	5.4		44.3	
Avg. Floor Space Index	2.8		7.3	

Submarket - Months of Inventory (calculated using current rem. inv. and last 12 month sales)



North York East Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



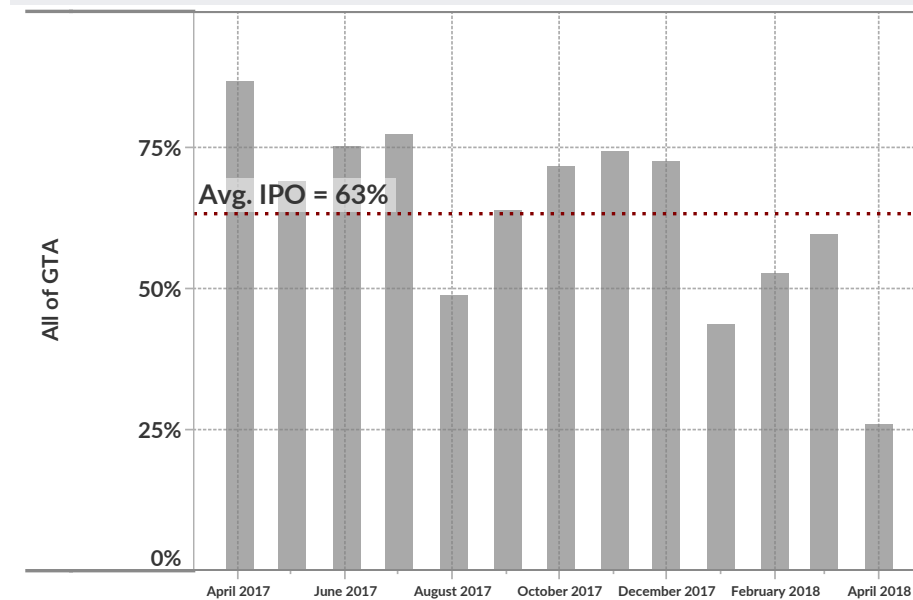
North York East Submarket Report - April 2018

Project Data by Unit Type

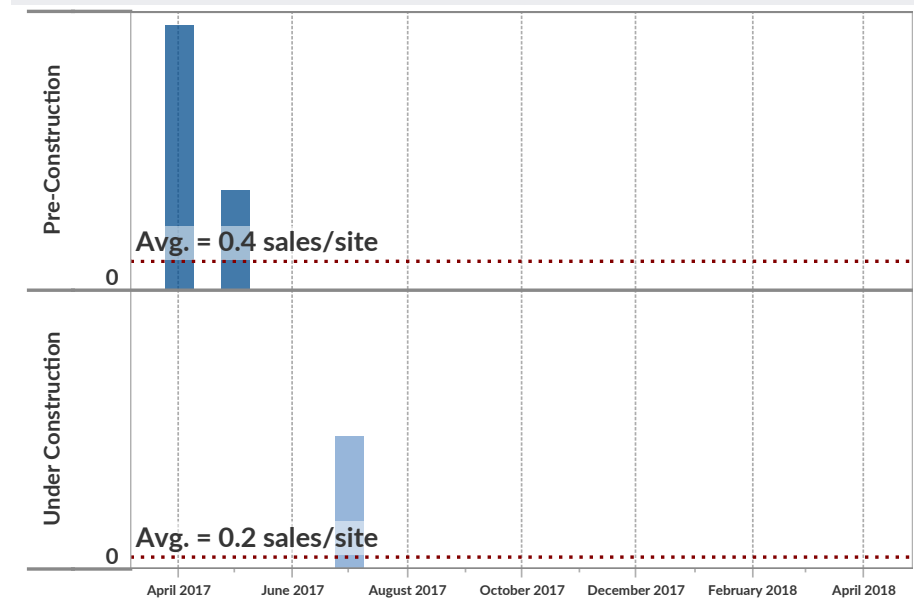
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	16		16	0
1 Bedroom	82		82	0
1 Bedroom + Den	212		212	0
2 Bedroom	179		179	0
2 Bedroom + Den	105		105	0
3 Bedroom & Up	10	0	9	1
Penthouse	40		40	0
Other	7	0	2	5

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$749	1,981	1,981	\$1,484,000	\$1,484,000
\$706	1,160	2,030	\$889,900	\$1,360,900

IPO Launch Performance (first 2 months)

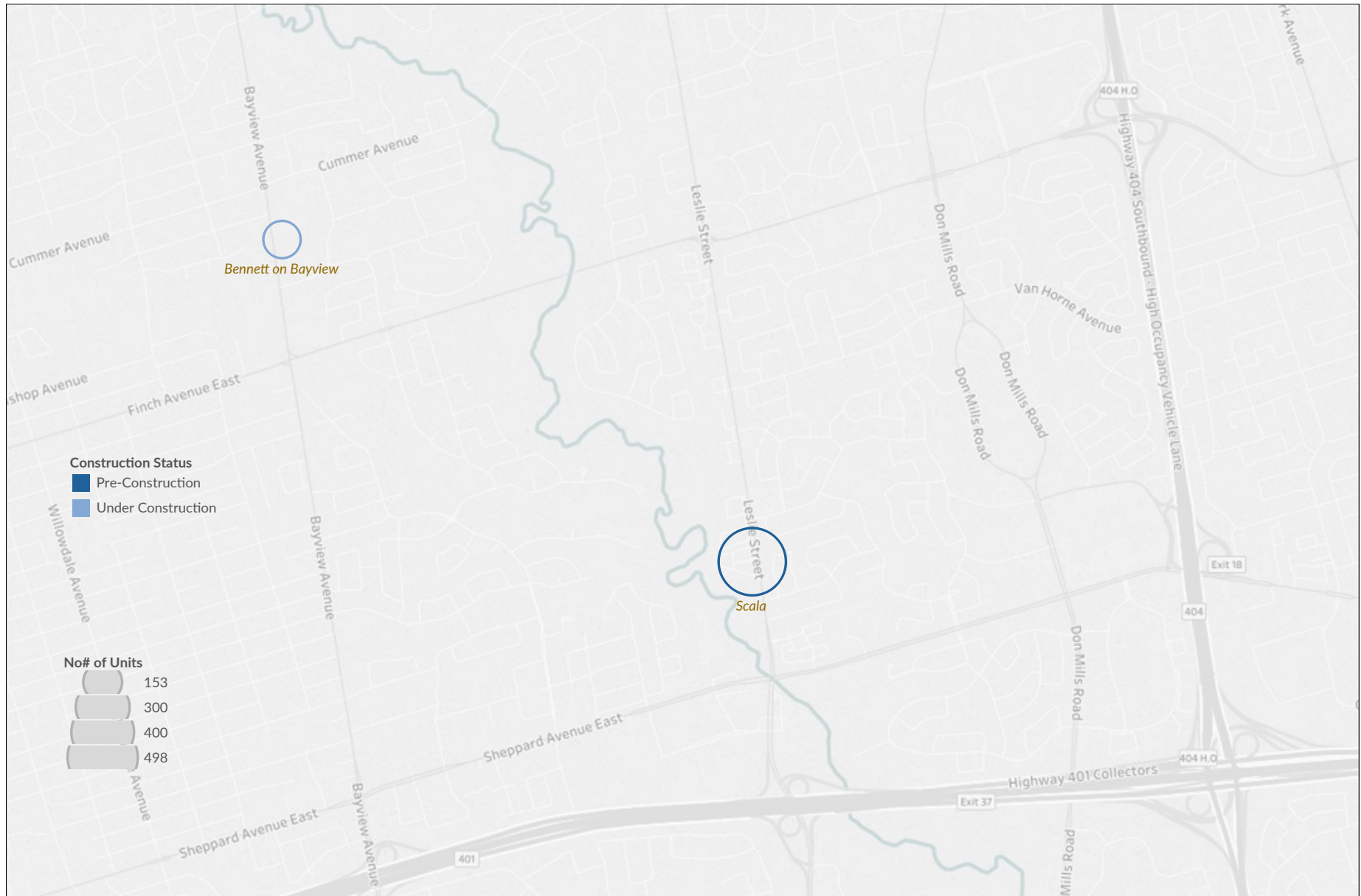


Post Launch Absorption: North York East



North York East Submarket Report - April 2018

Current Active Projects



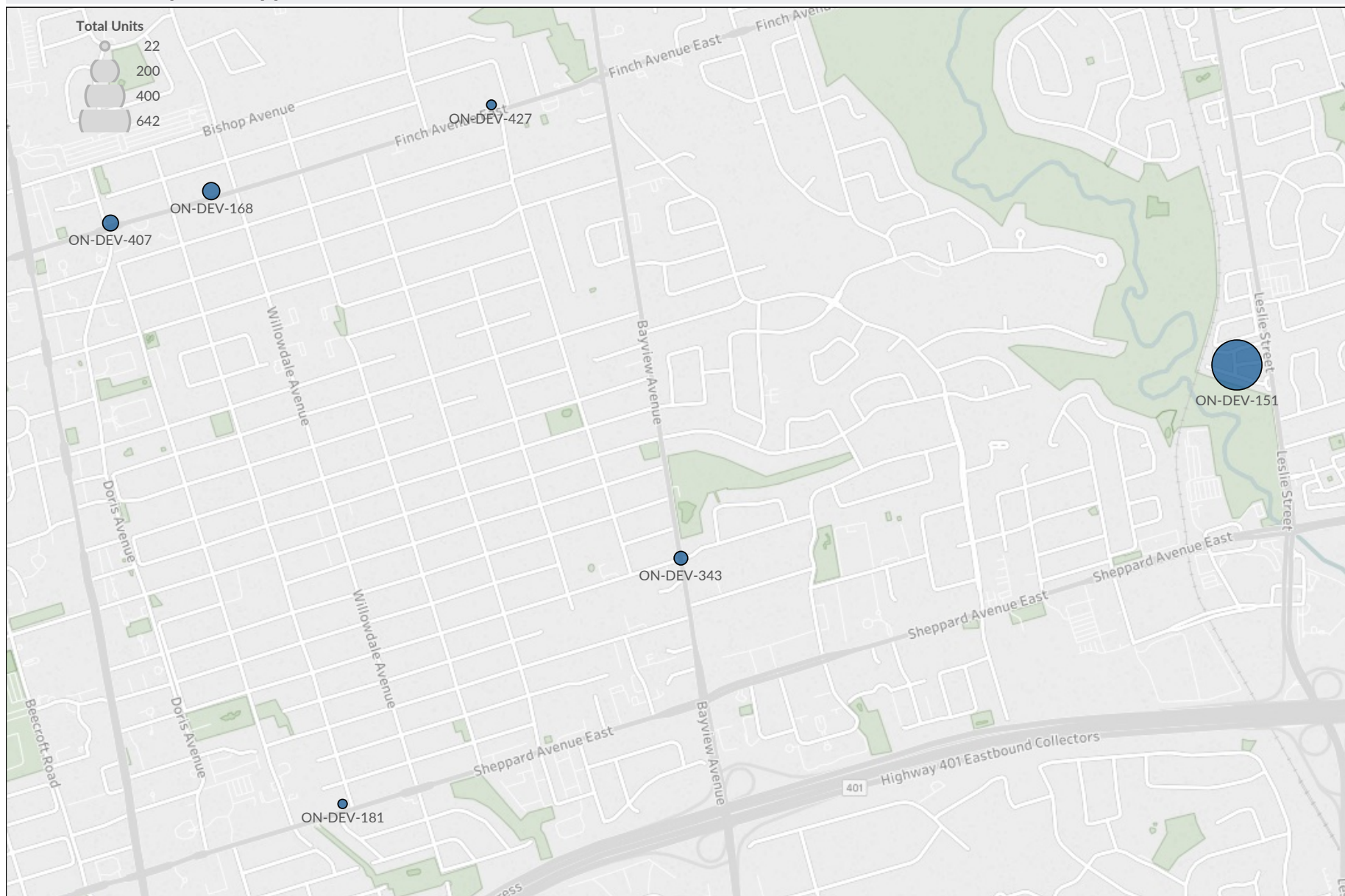
North York East Submarket Report - April 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. Current Price Per Sq Foot
Bennett on Bayview - First Avenue Properties and Latch Deve..	Apartment	November 2018	0	0	5	153	\$524	\$701
Scala - Tridel	Apartment	October 2019	0	0	1	498	\$616	\$749

North York East Submarket Report - April 2018

Current Development Applications



North York East Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-151	1 Adra Villaway - Blocks 3 & 4	Null	2.7	642
ON-DEV-168	98, 100, 102, 104, 110, 112 & 114 Finch Avenue East	4	1.9	75
ON-DEV-181	176, 178 & 180 Sheppard Avenue East	6	3.4	22
ON-DEV-343	2932 Bayview Avenue	4	2.0	48
ON-DEV-407	50 Finch Avenue East	9	5.4	64
ON-DEV-427	260 Finch Avenue East	3	1.4	24

Please note data may include existing residential units, rental replacement units or commercial space; and some data may not be publicly available at this time.

North York East Submarket Report - April 2018

Monthly Sales		Current GTA Active Projects							Dev. Apps.
Sub Market	Current Month Sales	Active Projects	Total Units	Total Sales	Rem. Inv.	Avg. \$/SF	Avg. SF	Avg. \$	Total Units
Bloor - Yorkville	1	16	5,669	5,193	476	\$1,685	1,025	\$1,727,654	5,043
Central Waterfront	47	11	4,552	4,002	550	\$1,134	864	\$979,612	11,951
Don Mills - York Mills	11	10	2,412	2,190	222	\$842	1,312	\$1,103,781	10,393
Downtown Core	3	9	3,747	3,548	199	\$1,128	898	\$1,012,894	7,917
Downtown East	4	12	3,769	3,521	248	\$950	884	\$839,139	9,796
Downtown West	270	25	9,692	7,789	1,903	\$1,126	737	\$829,691	18,657
Etobicoke Waterfront	22	9	3,735	3,430	305	\$989	841	\$832,149	241
Highway7 - Yonge	256	8	2,017	1,453	564	\$656	891	\$584,595	.
Mississauga City Centre	39	5	2,707	2,462	245	\$690	896	\$618,499	.
North Toronto	51	8	2,183	1,898	285	\$983	871	\$855,898	7,108
North Yonge Corridor	8	4	1,714	1,473	241	\$950	703	\$667,401	4,420
North York East	0	2	651	645	6	\$714	1,659	\$1,185,167	875
North York West	0	10	2,058	1,602	456	\$740	825	\$610,691	8,413
Not Applicable	498	125	20,254	16,819	3,435	\$664	967	\$641,941	40,030
Scarborough City Centre									3,760
Sheppard Corridor	8	10	3,146	2,676	470	\$888	765	\$679,221	6,394
Thornhill									.
Toronto East	1	11	1,296	1,236	60	\$809	949	\$767,969	1,231
Toronto West	3	4	601	408	193	\$919	795	\$730,334	11,872
Yonge - St. Clair	3	9	1,304	1,204	100	\$1,258	1,324	\$1,665,351	1,101

The Development Applications data pertains only to the City of Toronto

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