

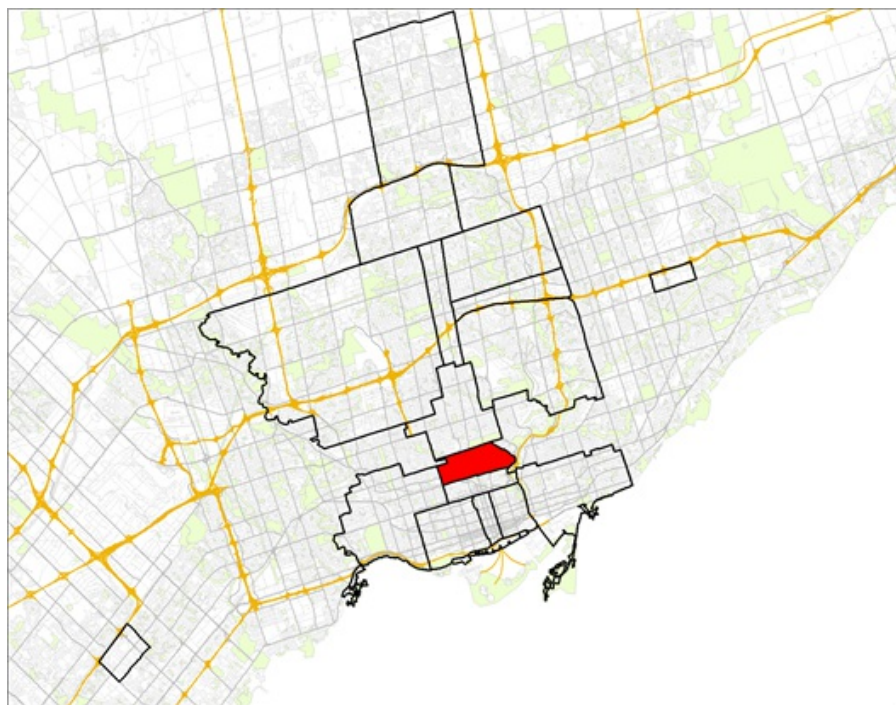


Greater Toronto Area
Yonge / St. Clair

New Homes High Rise Submarket Report
Data as of April 2018



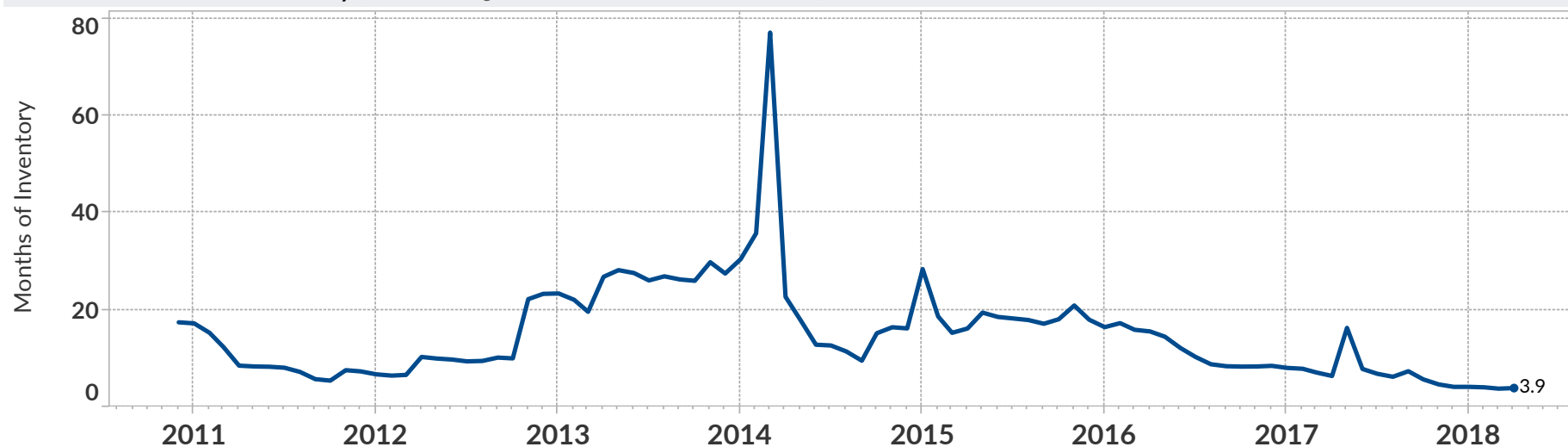
Yonge - St. Clair Submarket Report - April 2018



Yonge - St. Clair			GTA	
Active Projects	9		288	
Total Units	1,304		71,507	
Total Sales	1,204		61,549	
Rem. Inv.	100		9,958	
Avg. \$/SF	\$1,258		\$888	
Avg. SF	1,324		890	
Avg. \$	\$1,665,351		\$790,603	
Current Month Sales (incl. active & sold out)			3	1,225

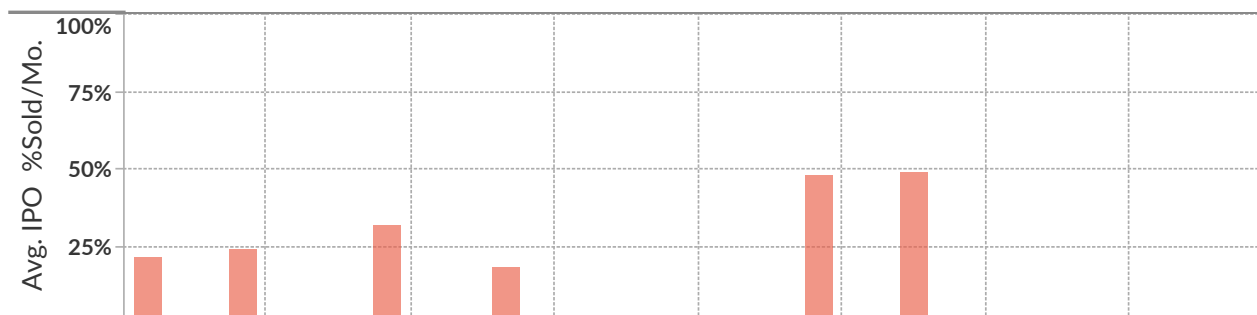
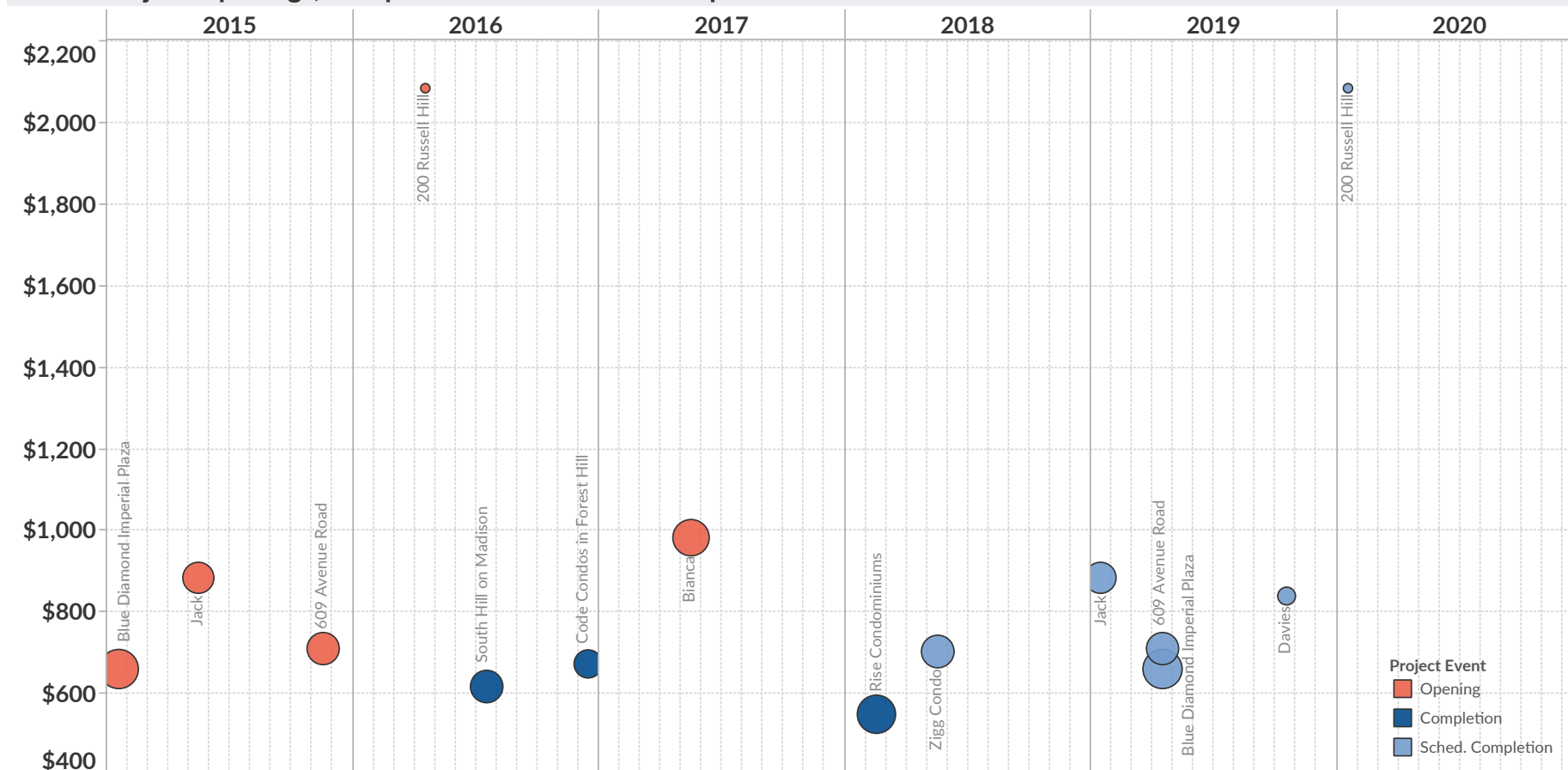
Development Applications			
Yonge - St. Clair			City of Toronto
Number of Dev. Apps.	16		338
Total Units	1,231		150,769
Min. Floor Space Index	2.0		0.1
Max. Floor Space Index	5.7		44.3
Avg. Floor Space Index	3.9		7.3

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

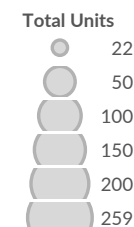


Yonge - St. Clair Submarket Report - April 2018

Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Month indicates the average % of units sold per project during the first 2 months after launch. Projects opening within the last 10 days of the current month will not have firm sales until the following month.



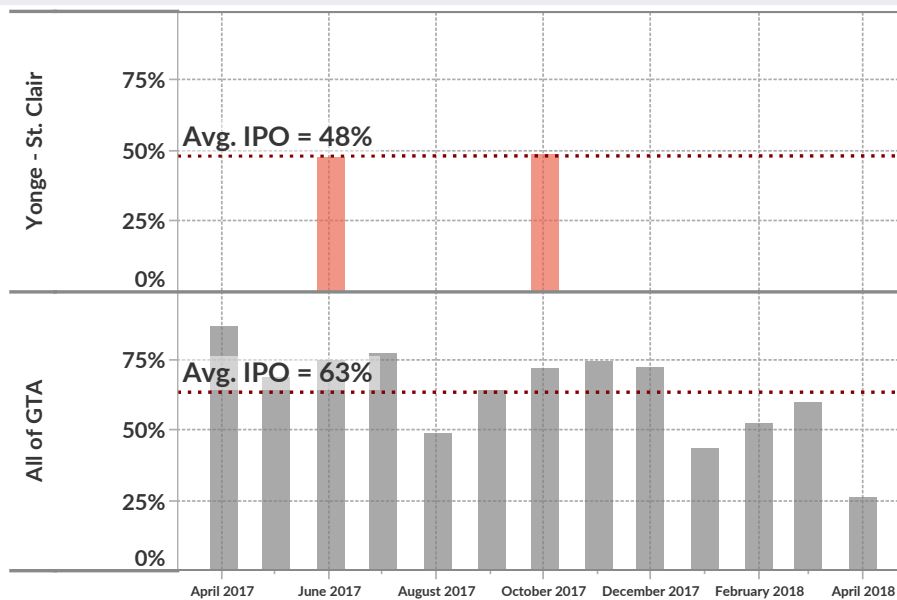
Yonge - St. Clair Submarket Report - April 2018

Project Data by Unit Type

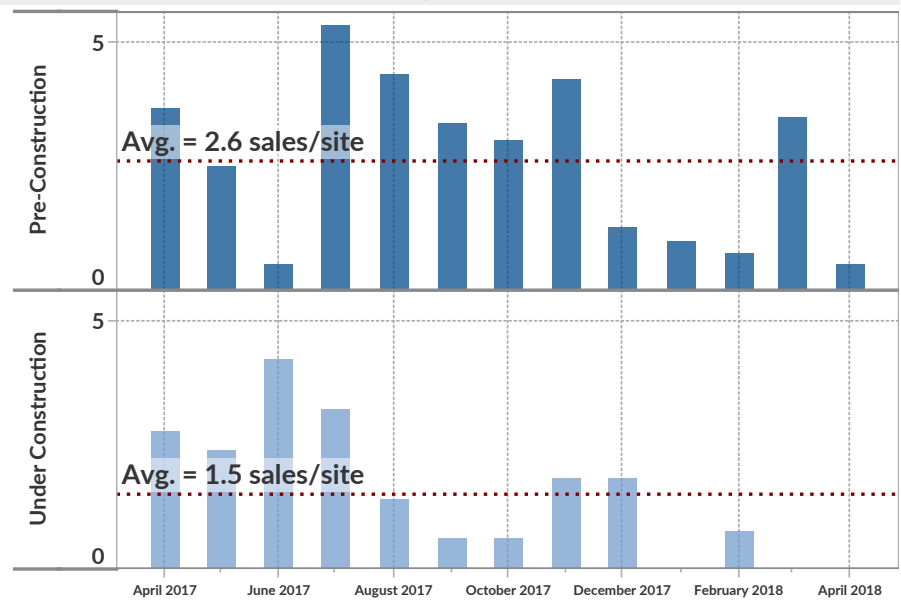
Unit Type	Total Units	Current Month Sales	Total Sales	Rem. Inv.
Studio	22		22	0
1 Bedroom	328	0	312	16
1 Bedroom + Den	247	0	241	6
2 Bedroom	372	1	355	17
2 Bedroom + Den	220	1	177	43
3 Bedroom & Up	42	0	33	9
Penthouse	60	1	53	7
Other	13	0	11	2

Avg. \$/SF	Min. Size (low)	Max. Size (high)	Min. Price (low)	Max. Price (high)
\$800	540	681	\$418,900	\$580,000
\$1,121	947	947	\$1,038,990	\$1,083,990
\$1,131	756	1,742	\$599,990	\$2,600,000
\$1,391	969	3,106	\$840,000	\$8,000,000
\$1,315	1,305	1,751	\$1,315,000	\$2,999,900
\$1,223	1,803	1,979	\$2,096,990	\$2,500,000
\$724	1,796	1,796	\$1,299,900	\$1,299,900

IPO Launch Performance (first 2 months)

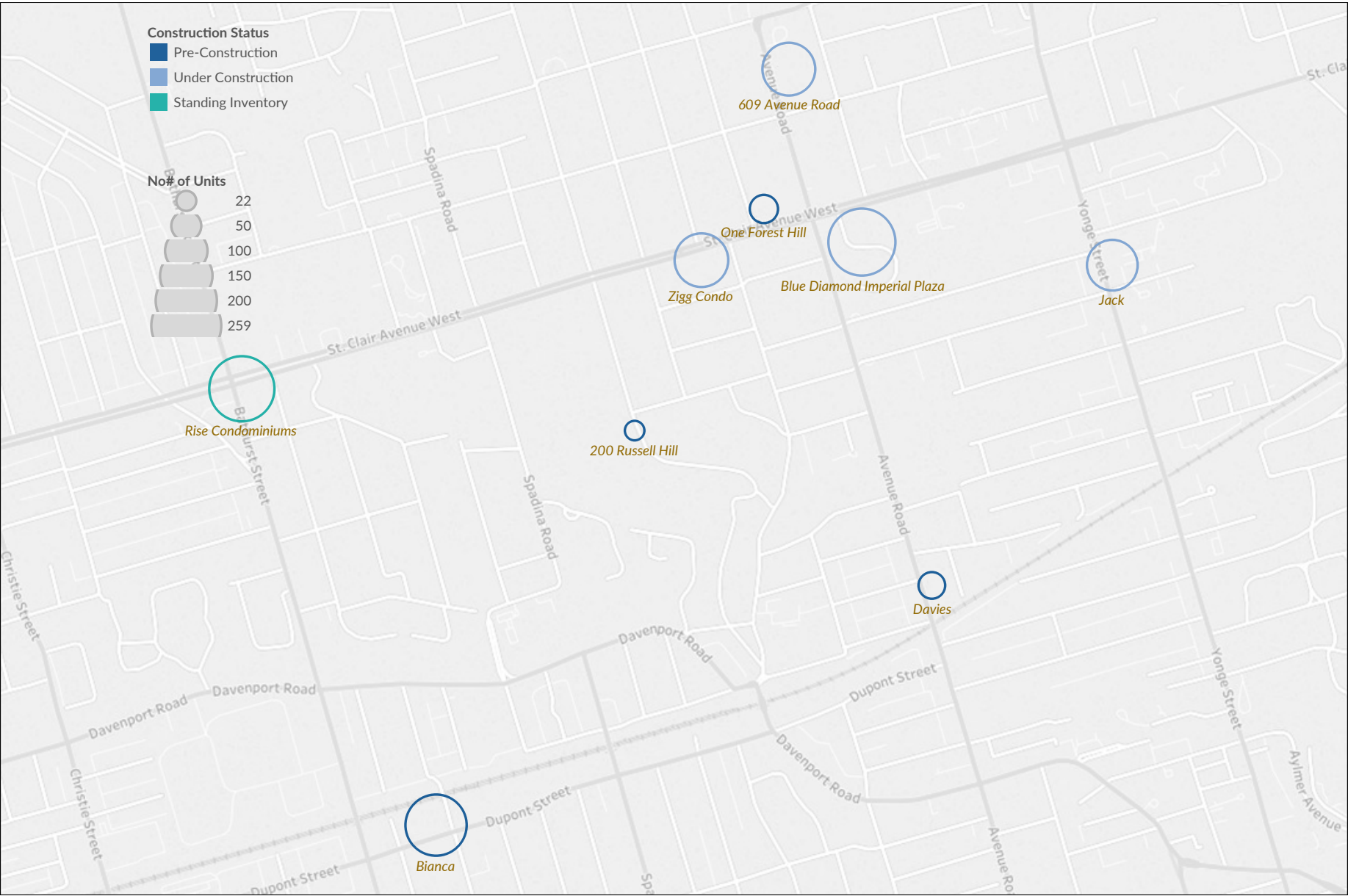


Post Launch Absorption: Yonge - St. Clair



Yonge - St. Clair Submarket Report - April 2018

Current Active Projects



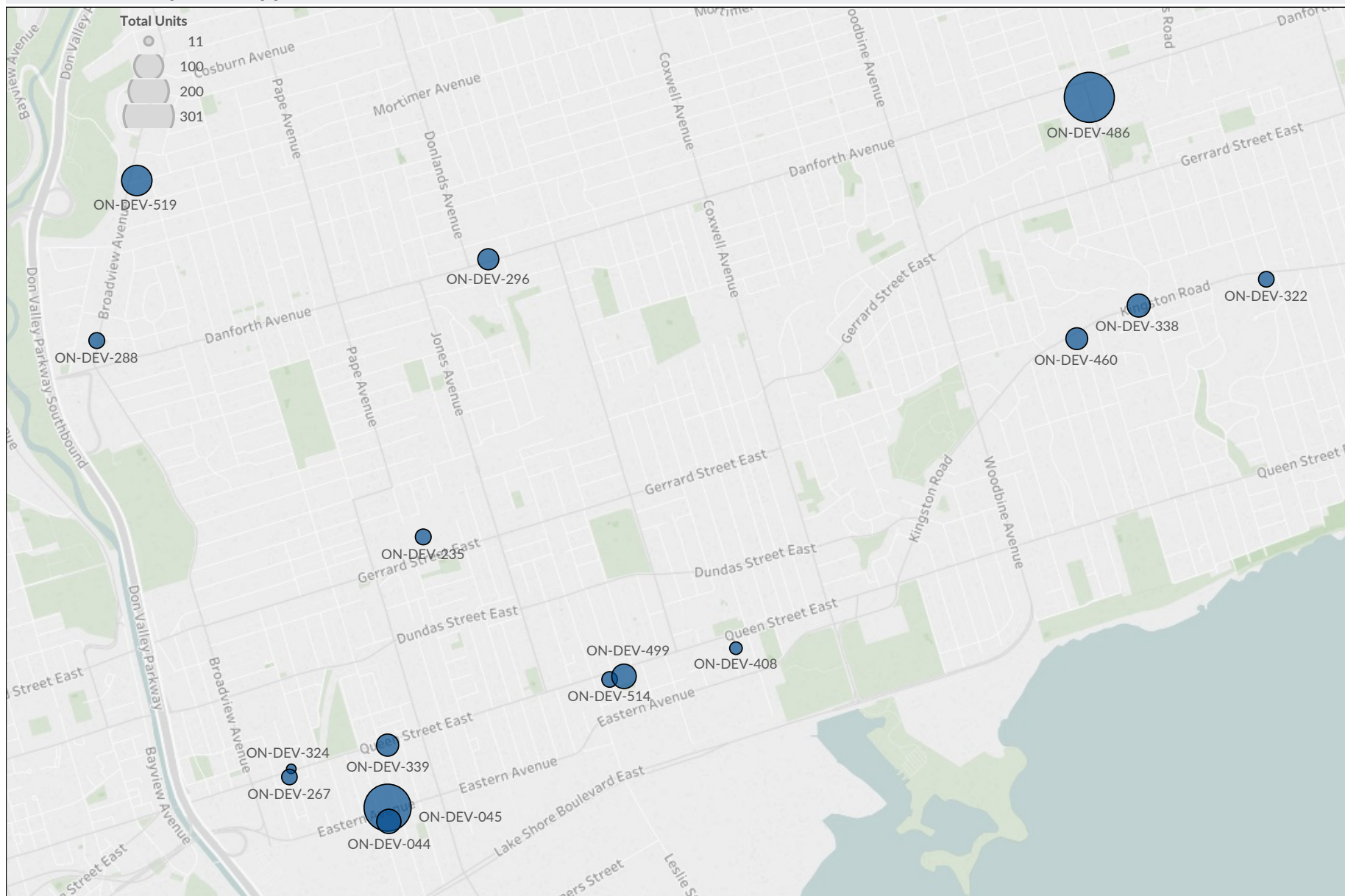
Yonge - St. Clair Submarket Report - April 2018

Current Active Project List

Site Name	Product Type	Month, Year of Occ Date	Current Month Sales	YTD	Rem. Inv.	Total Units	Original \$/SF	Avg. \$/ SF
200 Russell Hill - Hirsh Development Group	Apartment	January 2020	0	3	2	22	\$2,086	\$1,706
609 Avenue Road - State Building Group and Madison Group	Apartment	April 2019	0	0	4	161	\$711	\$1,598
Bianca - Tridel	Apartment	February 2021	2	13	43	216	\$985	\$993
Blue Diamond Imperial Plaza - Camrost Felcorp and Diamond ..	Apartment	April 2019	0	0	5	259	\$661	\$773
Davies - Brandy Lane Homes	Apartment	October 2019	0	0	10	41	\$840	\$1,292
Jack - Aspen Ridge Homes	Apartment	January 2019	0	3	22	148	\$882	\$1,024
One Forest Hill - North Drive Investments Inc.	Apartment	December 2020	0	7	10	46	\$0	\$2,141
Rise Condominiums - Reserve Properties	Apartment	February 2018	1	1	3	245	\$550	\$885
Zigg Condo - Madison Group and Fieldgate Homes	Apartment	May 2018	0	0	1	166	\$704	\$724

Yonge - St. Clair Submarket Report - April 2018

Current Development Applications



Yonge - St. Clair Submarket Report - April 2018

Current Development Application List

Inv# No	Municipal Address	Height (Storeys)	Floor Space Index	Total Units
ON-DEV-044	459 Eastern Avenue	Null	2.0	71
ON-DEV-045	462 Eastern Avenue	Null	3.4	266
ON-DEV-235	354 - 358 Pape Avenue	8	3.1	30
ON-DEV-267	763 Queen Street East	6	4.9	29
ON-DEV-288	796 Broadview Avenue	6	3.5	30
ON-DEV-296	1030 Danforth Avenue	8	4.7	53
ON-DEV-322	847 Kingston Road	7	3.5	29
ON-DEV-324	772 Queen Street East	3	2.8	11
ON-DEV-338	650 Kingston Road	7	5.5	64
ON-DEV-339	897 Queen Street East	6	3.8	59
ON-DEV-408	45 Connaught Avenue	4		19
ON-DEV-460	507 Kingston Road	9		57
ON-DEV-486	286 Main Street	30		301
ON-DEV-499	1285 Queen Street East	6		72
ON-DEV-514	1249 Queen Street East	6		29
ON-DEV-519	995 Broadview Avenue	10	5.7	111

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.

Yonge - St. Clair 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

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