

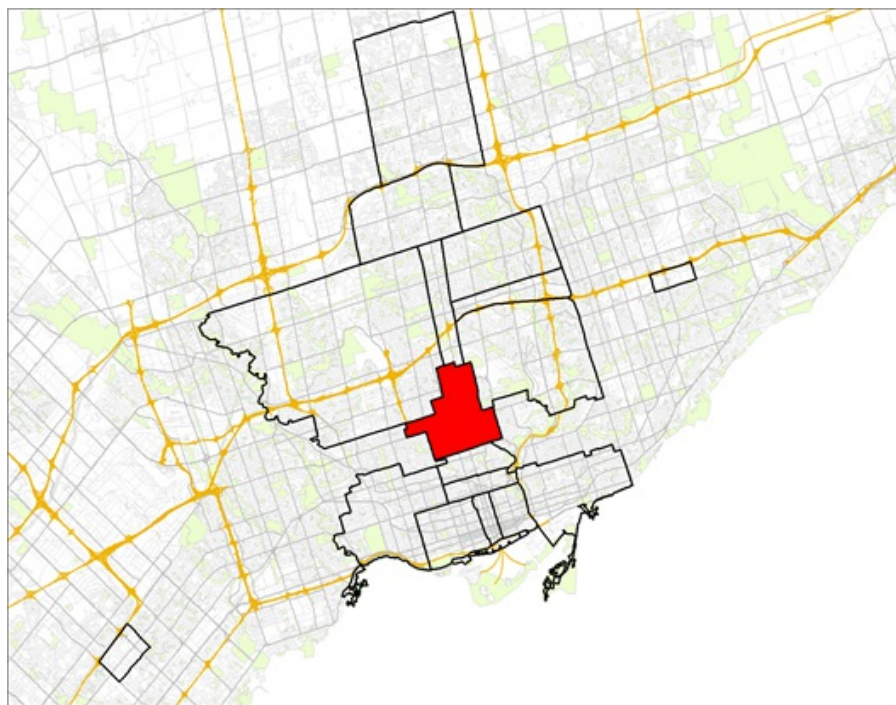


Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of August 2018



# North Toronto Submarket Report - August 2018



| North Toronto                                 |           |  | GTA       |     |
|-----------------------------------------------|-----------|--|-----------|-----|
| Active Projects                               | 7         |  | 301       |     |
| Total Units                                   | 2,091     |  | 76,955    |     |
| Total Sales                                   | 1,869     |  | 66,596    |     |
| Rem. Inv.                                     | 206       |  | 8,842     |     |
| Avg. \$/SF                                    | \$1,011   |  | \$936     |     |
| Avg. SF                                       | 883       |  | 930       |     |
| Avg. \$                                       | \$892,486 |  | \$870,023 |     |
| Current Month Sales (incl. active & sold out) |           |  | 7         | 803 |

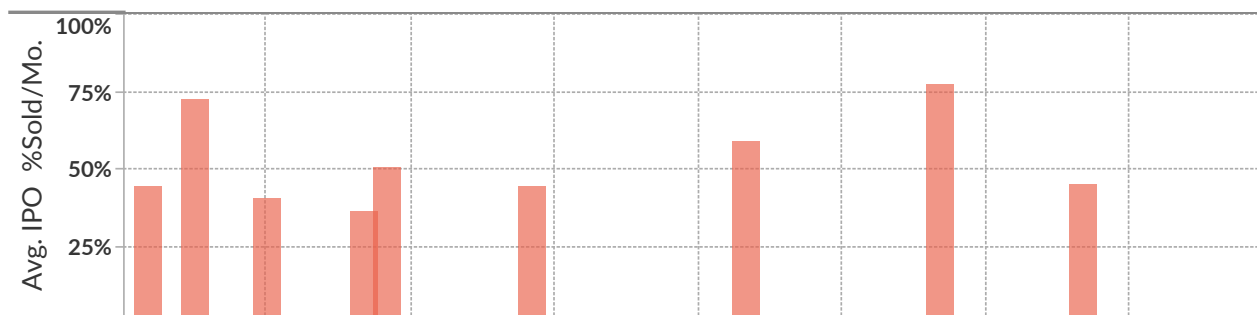
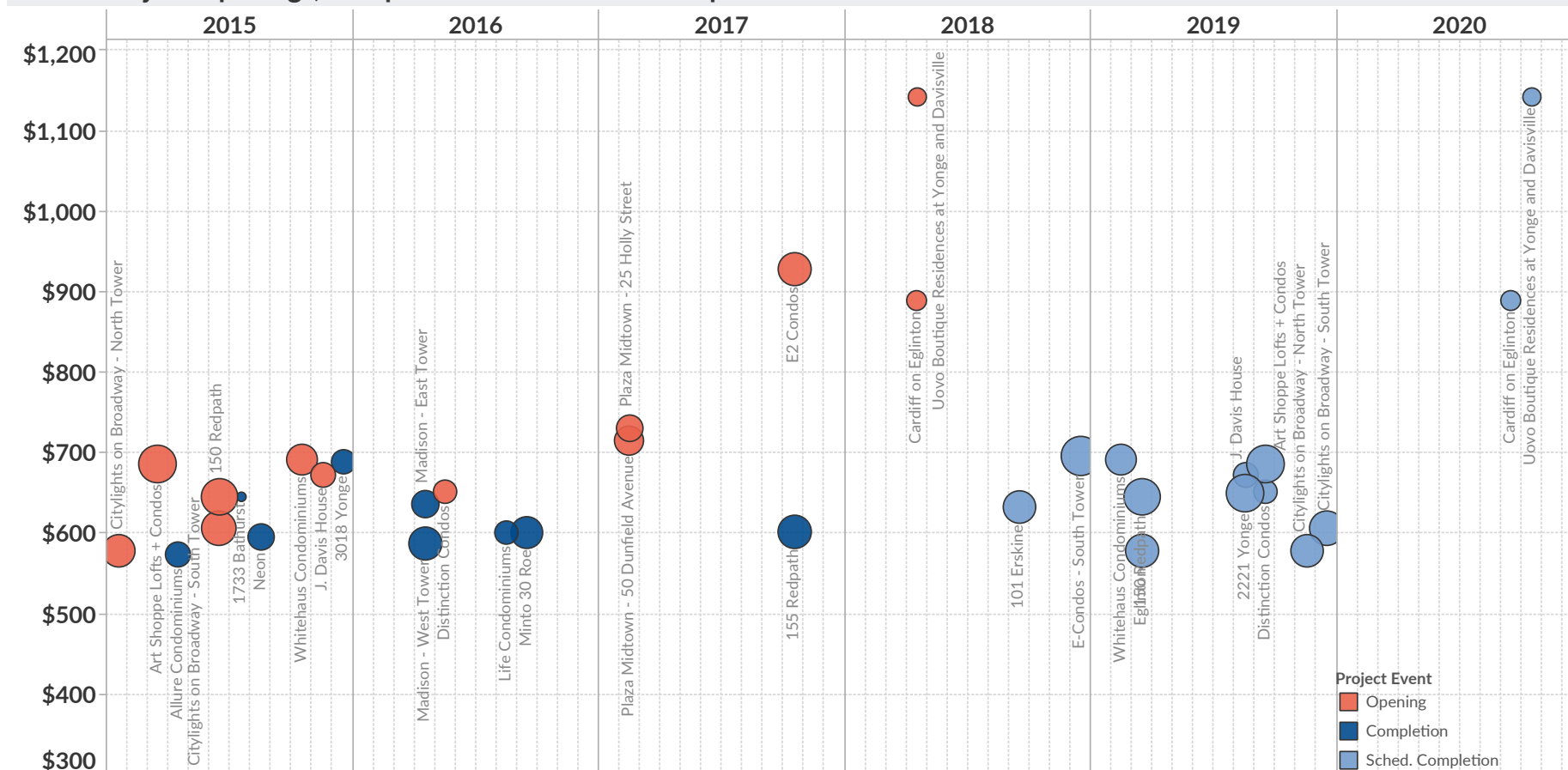
| Development Applications |        |                 |  |
|--------------------------|--------|-----------------|--|
| North Toronto            |        | City of Toronto |  |
| Number of Dev. Apps.     | 19     | 281             |  |
| Total Units              | 11,798 | 309,523         |  |
| Min. Floor Space Index   | 0.3    | 0.1             |  |
| Max. Floor Space Index   | 18.0   | 45.5            |  |
| Avg. Floor Space Index   | 6.2    | 5.5             |  |

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

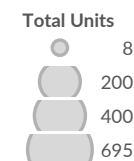


# North Toronto Submarket Report - August 2018

## 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.



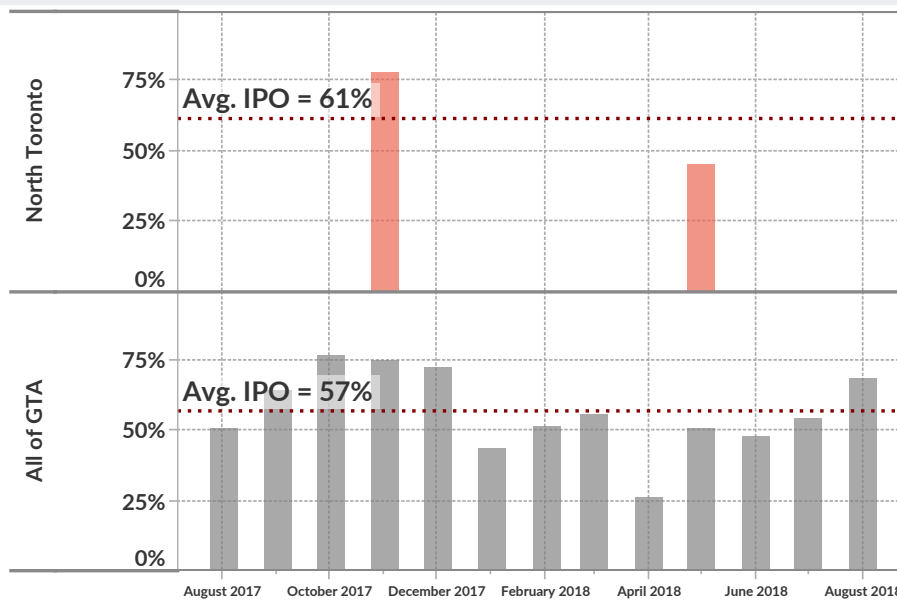
# North Toronto Submarket Report - August 2018

## Project Data by Unit Type

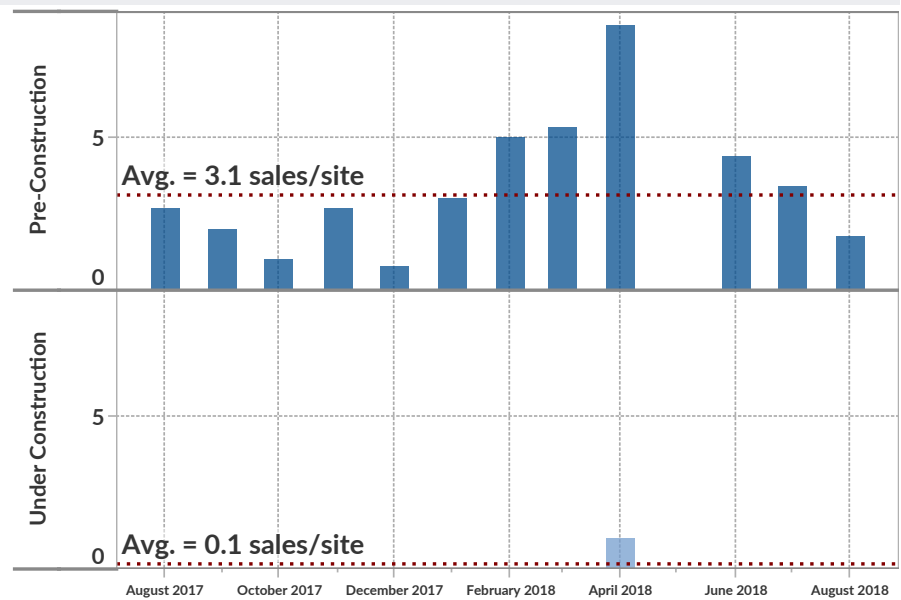
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 107         | 0                   | 104         | 3         |
| 1 Bedroom       | 180         | 0                   | 175         | 5         |
| 1 Bedroom + Den | 804         | 2                   | 748         | 56        |
| 2 Bedroom       | 642         | 2                   | 581         | 61        |
| 2 Bedroom + Den | 104         | 0                   | 97          | 7         |
| 3 Bedroom & Up  | 189         | 1                   | 133         | 56        |
| Penthouse       | 19          | 2                   | 9           | 10        |
| Other           | 30          | 0                   | 22          | 8         |

| *          |                 |                  |                  |                   |
|------------|-----------------|------------------|------------------|-------------------|
| Avg. \$/SF | Min. Size (low) | Max. Size (high) | Min. Price (low) | Max. Price (high) |
| \$1,038    | 397             | 412              | \$413,990        | \$425,990         |
| \$914      | 480             | 735              | \$352,000        | \$754,900         |
| \$885      | 552             | 781              | \$381,990        | \$752,900         |
| \$1,089    | 671             | 1,262            | \$493,000        | \$1,749,900       |
| \$1,000    | 924             | 1,239            | \$809,990        | \$1,149,900       |
| \$1,016    | 825             | 1,887            | \$592,000        | \$3,154,900       |
| \$1,252    | 635             | 1,163            | \$774,990        | \$1,476,990       |
| \$885      | 1,270           | 2,072            | \$1,177,000      | \$1,575,000       |

## IPO Launch Performance (first 2 months)

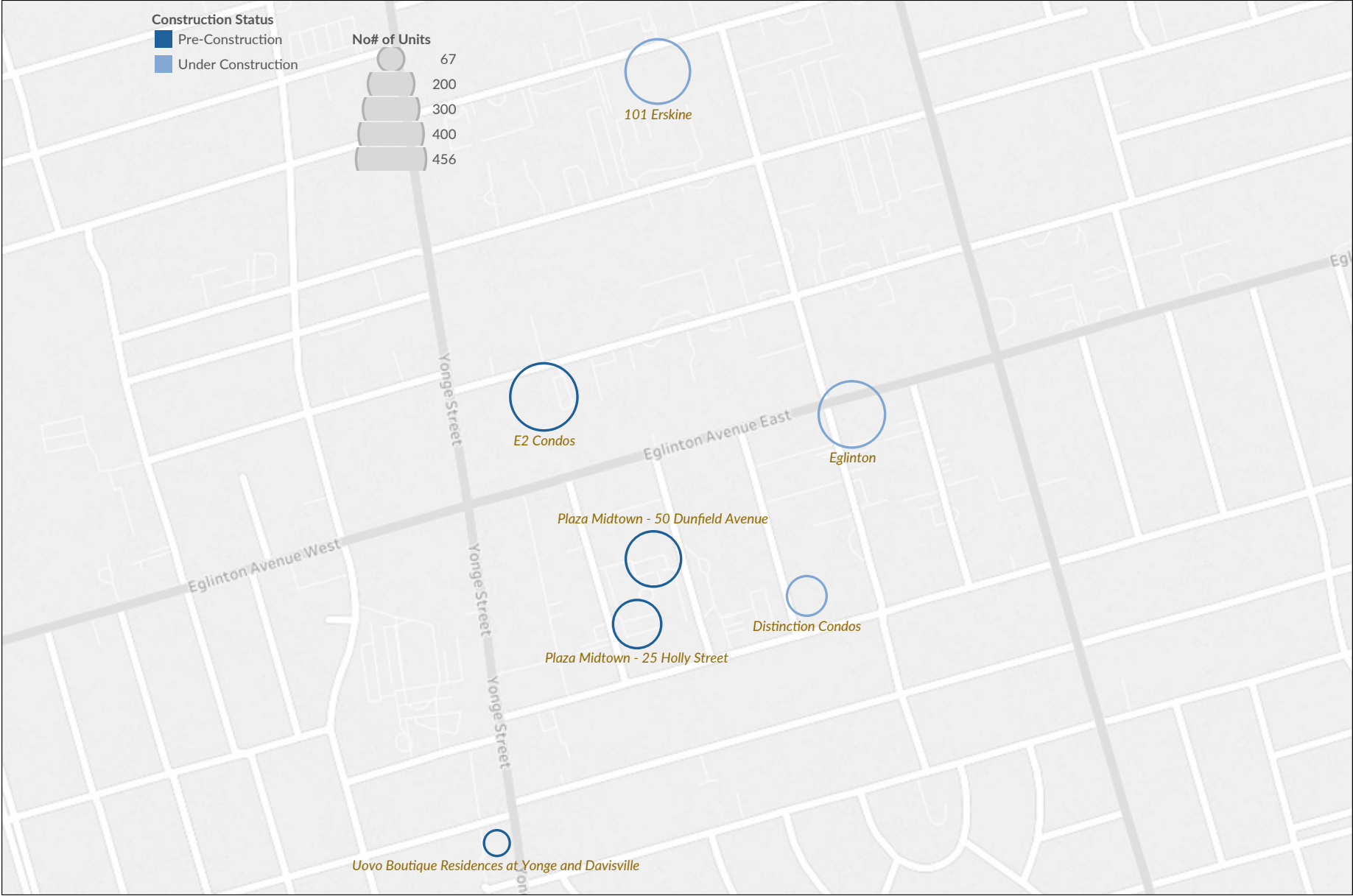


## Post Launch Absorption: North Toronto



# North Toronto Submarket Report - August 2018

## Current Active Projects



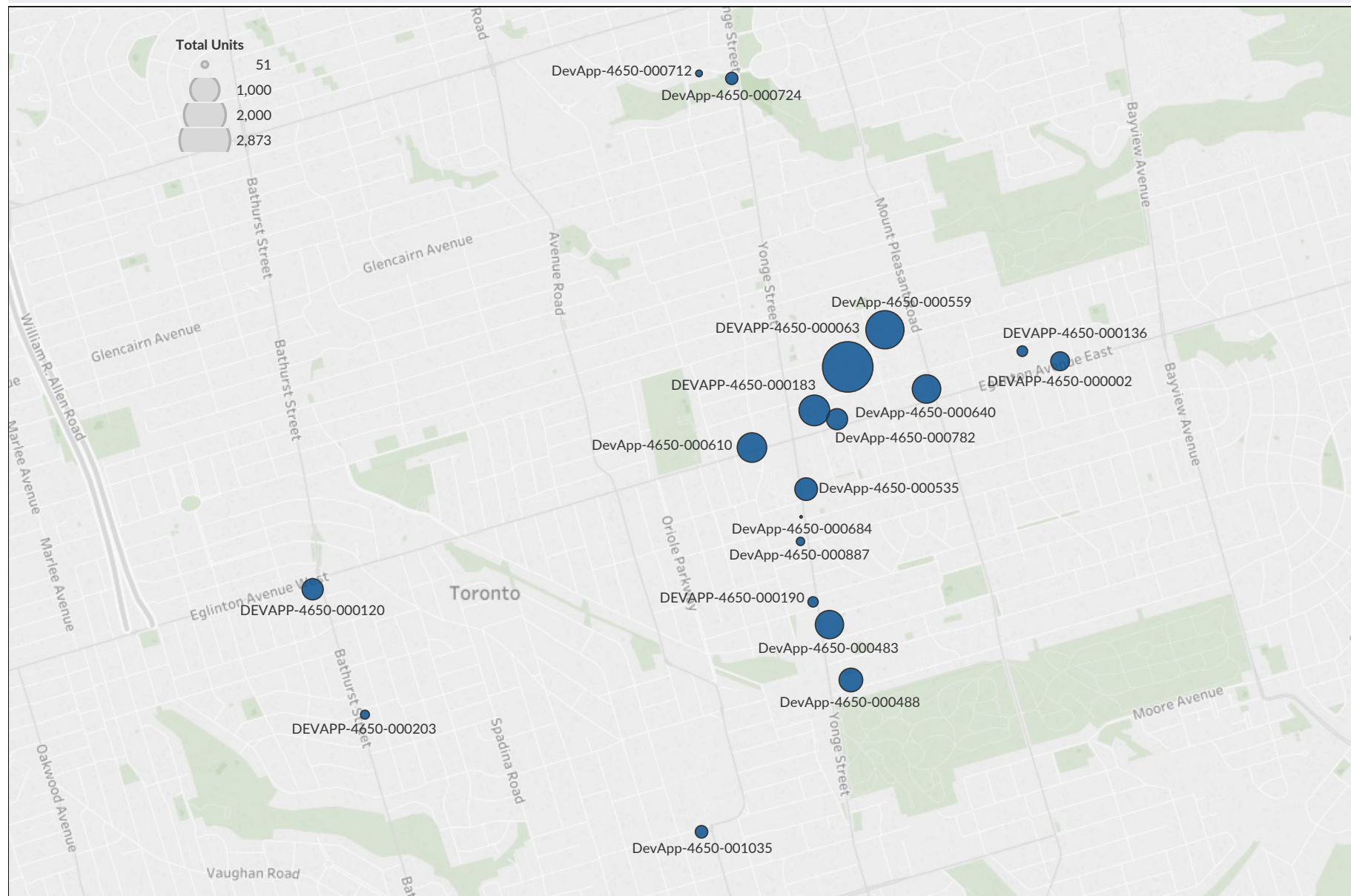
# North Toronto Submarket Report - August 2018

## 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 |
|--------------------------------------------------------------|--------------|-------------------------|---------------------|-----|-----------|-------------|----------------|-------------|
| 101 Erskine - Tridel and Beaux Properties                    | Apartment    | September 2018          | 0                   | 0   | 1         | 420         | \$633          | \$627       |
| Distinction Condos - Lash Development Corporation            | Apartment    | September 2019          | 0                   | 2   | 3         | 159         | \$651          | \$722       |
| E2 Condos - Metropia and Capital Developments                | Apartment    | February 2022           | 2                   | 73  | 27        | 456         | \$928          | \$1,043     |
| Eglinton - Menkes                                            | Apartment    | March 2019              | 0                   | 1   | 5         | 445         | \$579          | \$1,018     |
| Plaza Midtown - 25 Holly Street - Plaza                      | Apartment    | January 2021            | 1                   | 2   | 58        | 235         | \$731          | \$902       |
| Plaza Midtown - 50 Dunfield Avenue - Plaza                   | Apartment    | January 2021            | 0                   | 1   | 64        | 309         | \$715          | \$914       |
| Uovo Boutique Residences at Yonge and Davisville - 2114 Yo.. | Apartment    | October 2020            | 4                   | 19  | 48        | 67          | \$1,143        | \$1,237     |

# North Toronto Submarket Report - August 2018

## Current Development Applications



## North Toronto Submarket Report - August 2018

### Current Development Application List

| InventoryNumber    | Address                                                      | Floor Space Index | Total Units |
|--------------------|--------------------------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000002 | 492 Eglinton Avenue East                                     | 6.7               | 399         |
| DEVAPP-4650-000063 | 55 - 65 Broadway Avenue                                      | 13.5              | 2,873       |
| DEVAPP-4650-000120 | 859 - 875 Eglinton Avenue West                               | 9.7               | 506         |
| DEVAPP-4650-000136 | 413 Roehampton Avenue ; 417 - 435 Roehampton Avenue          | 2.0               | 126         |
| DEVAPP-4650-000183 | 39 - 41 Roehampton Avenue                                    | 20.0              | 1,061       |
| DEVAPP-4650-000190 | 1982 - 1984 Yonge Street                                     | 9.4               | 120         |
| DEVAPP-4650-000203 | 1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive         | 3.2               | 90          |
| DevApp-4650-000483 | 1925 - 1951 Yonge St; 22 Davisville Avenue; 17 Millwood Road | 13.9              | 900         |
| DevApp-4650-000488 | 30 Merton Street                                             | 15.2              | 630         |
| DevApp-4650-000535 | 2161 Yonge Street                                            | 22.6              | 576         |
| DevApp-4650-000559 | 110 - 120 Broadway Avenue                                    | 11.4              | 1,644       |
| DevApp-4650-000610 | 50 - 60 Eglinton Avenue West                                 | 17.7              | 981         |
| DevApp-4650-000640 | 808 Mount Pleasant                                           | 18.6              | 914         |
| DevApp-4650-000684 | 2128 Yonge Street                                            | 10.7              |             |
| DevApp-4650-000712 | 41 Chatsworth Drive                                          | 2.1               | 51          |
| DevApp-4650-000724 | 2908 Yonge Street                                            | 10.8              | 170         |
| DevApp-4650-000782 | 90 Eglinton Avenue East                                      | 20.6              | 502         |
| DevApp-4650-000887 | 2100 Yonge Street                                            | 11.1              | 78          |
| DevApp-4650-001035 | 215 Lonsdale Road                                            | 9.1               | 177         |

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 Toronto Submarket Report - August 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       | • 8                 | • 17                        | • 5,733     | • 5,177     | • 252     | • \$2,048  | • 1,815 | • \$3,716,656 | • 6,347     |
| Central Waterfront      | • 39                | • 12                        | • 5,043     | • 4,437     | • 535     | • \$1,241  | • 1,058 | • \$1,313,054 | • 24,297    |
| Don Mills - York Mills  | • 16                | • 10                        | • 2,437     | • 2,224     | • 213     | • \$837    | • 1,138 | • \$952,699   | • 26,520    |
| Downtown Core           | • 0                 | • 8                         | • 3,503     | • 3,337     | • 123     | • \$1,156  | • 935   | • \$1,080,906 | • 35,561    |
| Downtown East           | • 188               | • 15                        | • 4,628     | • 4,311     | • 317     | • \$958    | • 906   | • \$868,246   | • 17,392    |
| Downtown West           | • 42                | • 29                        | • 10,724    | • 8,932     | • 1,668   | • \$1,202  | • 723   | • \$869,412   | • 28,671    |
| Etobicoke Waterfront    | • 22                | • 9                         | • 3,735     | • 3,509     | • 226     | • \$1,052  | • 853   | • \$897,334   | • 318       |
| Highway7 - Yonge        | • 45                | • 6                         | • 1,582     | • 1,091     | • 351     | • \$651    | • 898   | • \$584,505   | •           |
| Mississauga City Centre | • 24                | • 6                         | • 3,129     | • 2,612     | • 326     | • \$751    | • 815   | • \$611,635   | •           |
| North Toronto           | • 7                 | • 7                         | • 2,091     | • 1,869     | • 206     | • \$1,011  | • 883   | • \$892,486   | • 11,798    |
| North Yonge Corridor    | • 18                | • 6                         | • 2,164     | • 1,778     | • 219     | • \$908    | • 742   | • \$674,455   | • 7,581     |
| North York East         | • 0                 | • 2                         | • 651       | • 645       | • 6       | • \$714    | • 1,659 | • \$1,185,167 | • 5,715     |
| North York West         | • 8                 | • 10                        | • 2,121     | • 1,700     | • 419     | • \$748    | • 756   | • \$566,069   | • 24,101    |
| Not Applicable          | • 338               | • 130                       | • 22,892    | • 19,402    | • 3,185   | • \$673    | • 1,021 | • \$686,691   | • 61,929    |
| Scarborough City Centre |                     |                             |             |             |           |            |         |               | • 4,490     |
| Sheppard Corridor       | • 33                | • 11                        | • 3,258     | • 2,883     | • 320     | • \$929    | • 820   | • \$761,641   | • 11,487    |
| Thornhill               |                     |                             |             |             |           |            |         |               | •           |
| Toronto East            | • 1                 | • 10                        | • 1,204     | • 1,155     | • 22      | • \$757    | • 977   | • \$739,305   | • 16,482    |
| Toronto West            | • 3                 | • 6                         | • 939       | • 484       | • 385     | • \$912    | • 739   | • \$674,434   | • 29,071    |
| Yonge - St. Clair       | • 11                | • 7                         | • 1,121     | • 1,050     | • 69      | • \$1,271  | • 1,225 | • \$1,556,074 | •           |

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