

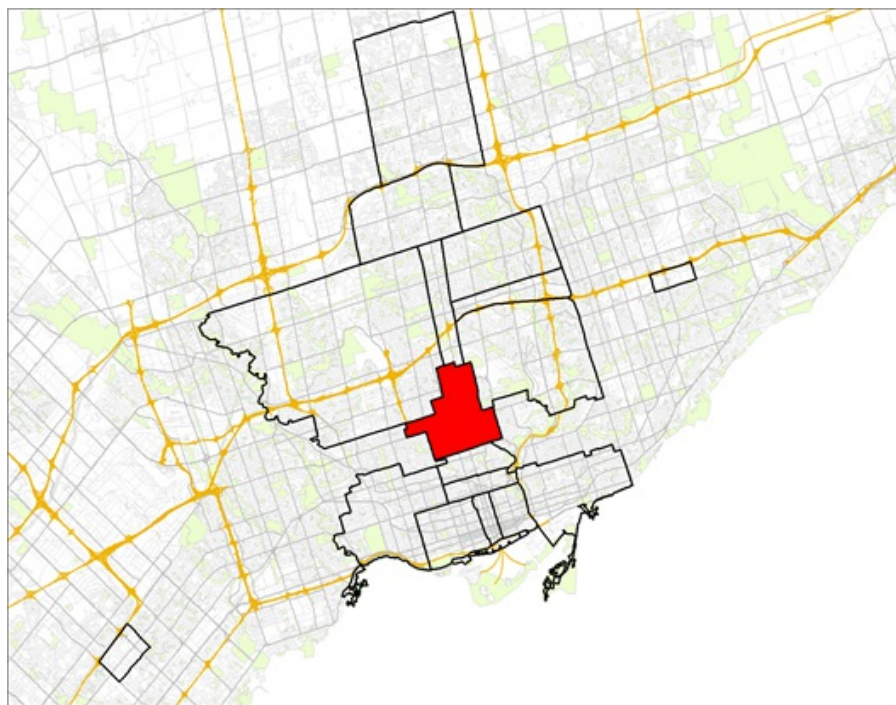


Greater Toronto Area  
North Toronto

New Homes High Rise Submarket Report  
Data as of September 2018



# North Toronto Submarket Report - September 2018



| North Toronto                                 |           | GTA       |
|-----------------------------------------------|-----------|-----------|
| Active Projects                               | 6         | 299       |
| Total Units                                   | 1,932     | 75,361    |
| Total Sales                                   | 1,737     | 64,784    |
| Rem. Inv.                                     | 179       | 8,820     |
| Avg. \$/SF                                    | \$1,021   | \$929     |
| Avg. SF                                       | 870       | 932       |
| Avg. \$                                       | \$888,635 | \$865,729 |
| Current Month Sales (incl. active & sold out) | 28        | 1,494     |

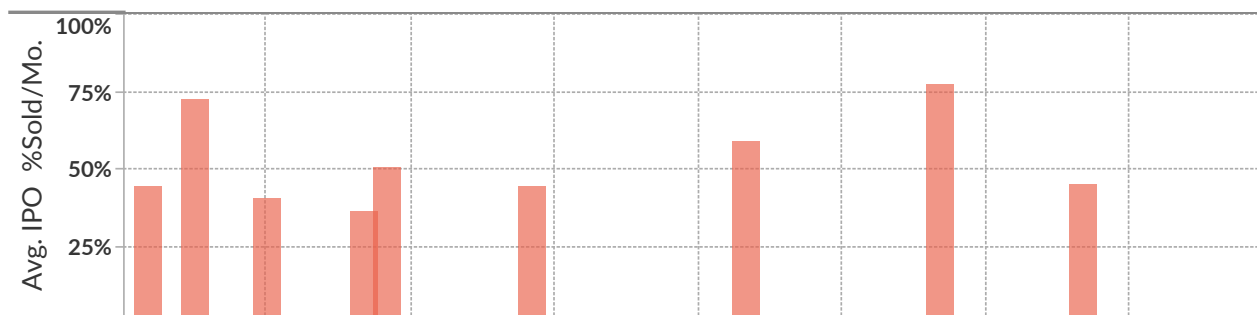
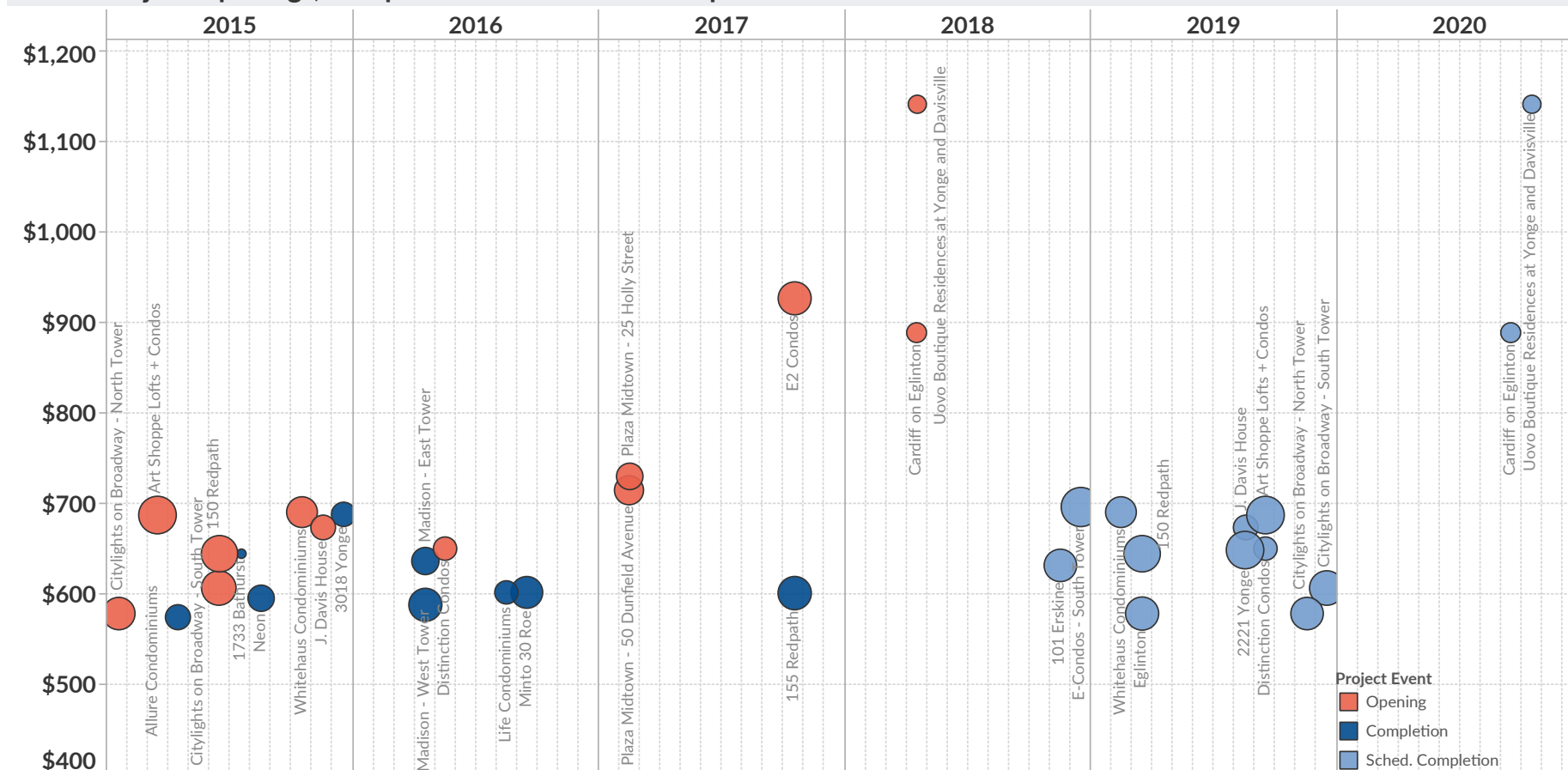
| Development Applications |       |                 |
|--------------------------|-------|-----------------|
| North Toronto            |       | City of Toronto |
| Number of Dev. Apps.     | 20    | 280             |
| Total Units              | 5,857 | 136,450         |
| Min. Floor Space Index   | 0.3   | 0.1             |
| Max. Floor Space Index   | 18.0  | 45.5            |
| Avg. Floor Space Index   | 6.1   | 5.6             |

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

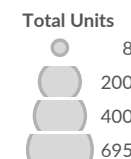


# North Toronto Submarket Report - September 2018

## Recent Project Openings, Completions & Scheduled Completions



The Avg. IPO % Sold/Mo. 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.



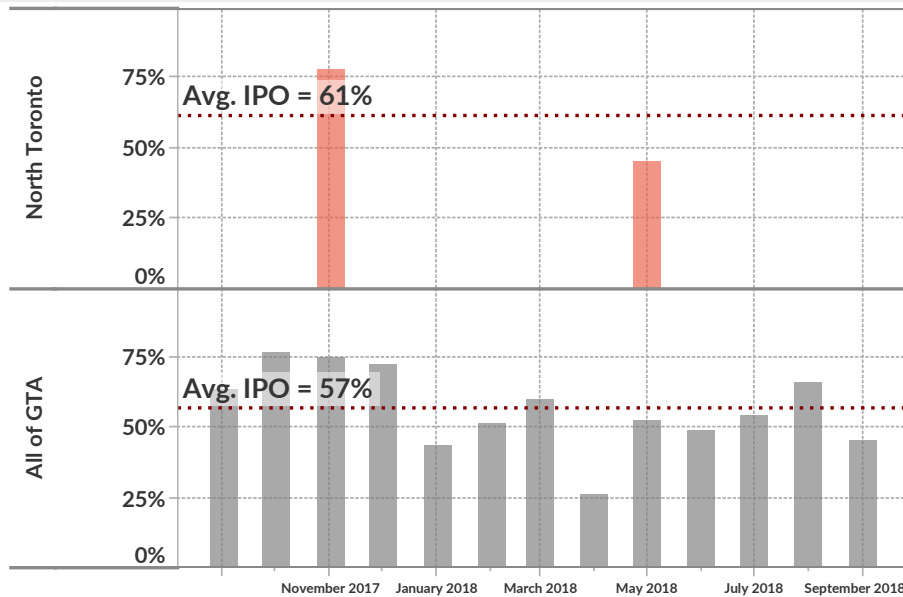
# North Toronto Submarket Report - September 2018

## Project Data by Unit Type

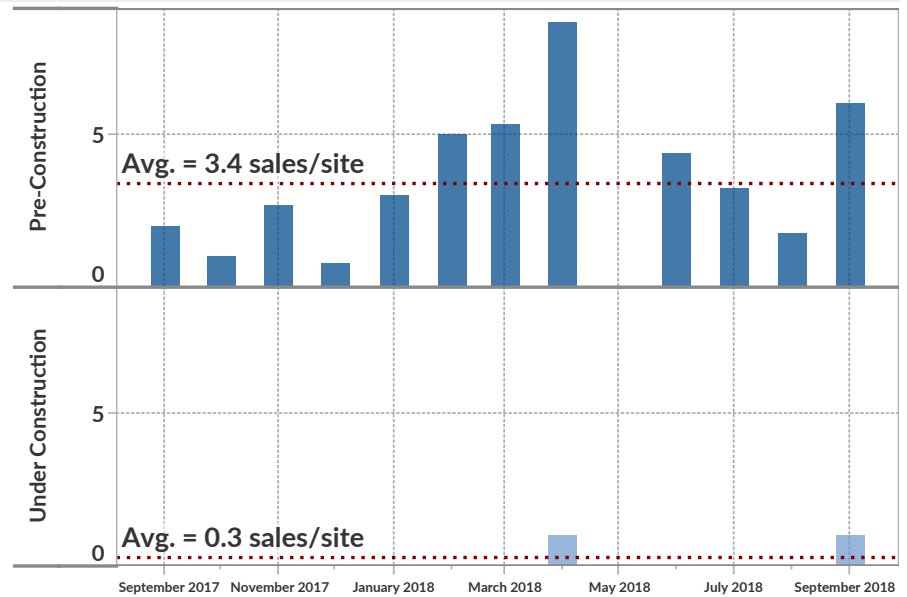
| Unit Type       | Total Units | Current Month Sales | Total Sales | Rem. Inv. |
|-----------------|-------------|---------------------|-------------|-----------|
| Studio          | 107         | 1                   | 105         | 2         |
| 1 Bedroom       | 140         | 0                   | 136         | 4         |
| 1 Bedroom + Den | 759         | 0                   | 703         | 56        |
| 2 Bedroom       | 579         | 9                   | 527         | 52        |
| 2 Bedroom + Den | 99          | 1                   | 94          | 5         |
| 3 Bedroom & Up  | 183         | 9                   | 136         | 47        |
| Penthouse       | 19          | 5                   | 14          | 5         |
| 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         |
| \$963      | 480             | 735              | \$352,000        | \$754,900         |
| \$932      | 582             | 781              | \$409,000        | \$774,990         |
| \$1,103    | 671             | 1,262            | \$493,000        | \$1,749,900       |
| \$1,040    | 924             | 1,239            | \$1,099,900      | \$1,149,900       |
| \$1,018    | 825             | 1,887            | \$592,000        | \$3,129,900       |
| \$1,322    | 711             | 1,163            | \$999,990        | \$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 - September 2018

## Current Active Projects



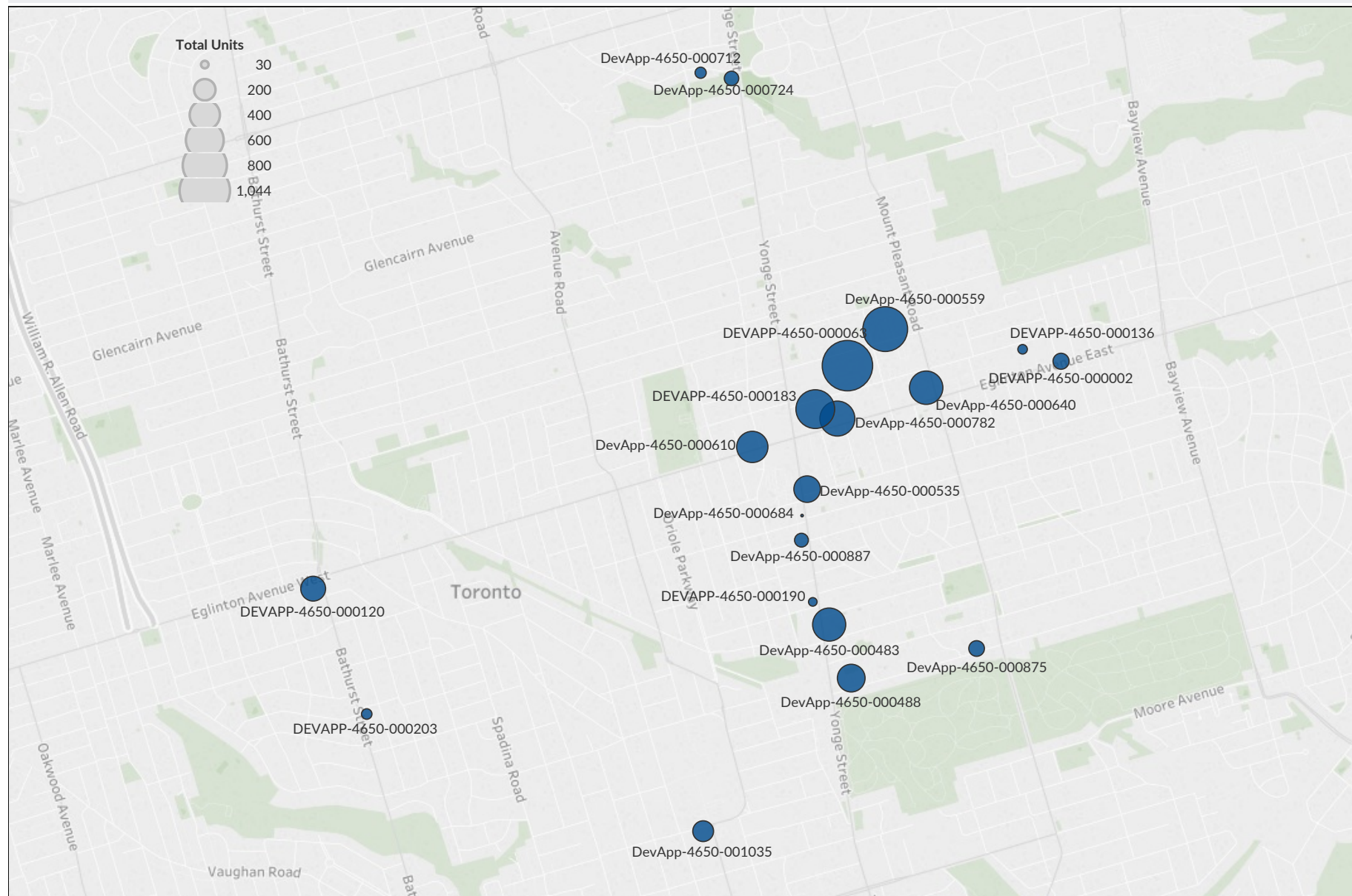
# North Toronto Submarket Report - September 2018

## 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    | November 2018           | 0                   | 0   | 1         | 420         | \$633          | \$627       |
| E2 Condos - Metropia and Capital Developments                | Apartment    | February 2022           | 21                  | 93  | 7         | 456         | \$928          | \$1,288     |
| Eglinton - Menkes                                            | Apartment    | March 2019              | 1                   | 2   | 4         | 445         | \$579          | \$1,015     |
| Plaza Midtown - 25 Holly Street - Plaza                      | Apartment    | January 2021            | 0                   | 2   | 58        | 235         | \$731          | \$901       |
| Plaza Midtown - 50 Dunfield Avenue - Plaza                   | Apartment    | January 2021            | 0                   | 1   | 64        | 309         | \$715          | \$942       |
| Uovo Boutique Residences at Yonge and Davisville - 2114 Yo.. | Apartment    | October 2020            | 3                   | 22  | 45        | 67          | \$1,143        | \$1,245     |

# North Toronto Submarket Report - September 2018

## Current Development Applications



## North Toronto Submarket Report - September 2018

### Current Development Application List

| InventoryNumber    | Address                                                      | Floor Space Index | Total Units |
|--------------------|--------------------------------------------------------------|-------------------|-------------|
| DEVAPP-4650-000002 | 492 Eglinton Avenue East                                     | 6.7               | 105         |
| DEVAPP-4650-000063 | 55 - 65 Broadway Avenue                                      | 13.5              | 1,044       |
| DEVAPP-4650-000120 | 859 - 875 Eglinton Avenue West                               | 9.7               | 253         |
| DEVAPP-4650-000136 | 413 Roehampton Avenue ; 417 - 435 Roehampton Avenue          | 2.0               | 37          |
| DEVAPP-4650-000183 | 39 - 41 Roehampton Avenue                                    | 20.0              | 617         |
| DEVAPP-4650-000190 | 1982 - 1984 Yonge Street                                     | 9.4               | 30          |
| DEVAPP-4650-000203 | 1677 - 1679 Bathurst Street; 73 - 75 Elderwood Drive         | 3.2               | 45          |
| DevApp-4650-000483 | 1925 - 1951 Yonge St; 22 Davisville Avenue; 17 Millwood Road | 13.9              | 450         |
| DevApp-4650-000488 | 30 Merton Street                                             | 15.2              | 315         |
| DevApp-4650-000535 | 2161 Yonge Street                                            | 22.6              | 288         |
| DevApp-4650-000559 | 110 - 120 Broadway Avenue                                    | 11.4              | 822         |
| DevApp-4650-000610 | 50 - 60 Eglinton Avenue West                                 | 17.7              | 401         |
| DevApp-4650-000640 | 808 Mount Pleasant                                           | 18.6              | 457         |
| 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              | 85          |
| DevApp-4650-000782 | 90 Eglinton Avenue East                                      | 20.6              | 502         |
| DevApp-4650-000875 | 276 Merton Street                                            | 3.0               | 100         |
| 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 - September 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       | 25                  | 17                          | 5,733       | 5,197       | 232       | \$2,059    | 1,809   | \$3,724,405 | 4,165       |
| Central Waterfront      | 139                 | 12                          | 5,036       | 4,634       | 331       | \$1,368    | 1,209   | \$1,653,764 | 11,118      |
| Don Mills - York Mills  | 11                  | 9                           | 2,357       | 2,155       | 202       | \$838      | 1,155   | \$967,623   | 10,667      |
| Downtown Core           | 49                  | 8                           | 3,503       | 3,386       | 74        | \$1,006    | 812     | \$816,364   | 17,286      |
| Downtown East           | 54                  | 15                          | 4,660       | 4,351       | 309       | \$1,000    | 881     | \$881,292   | 8,207       |
| Downtown West           | 322                 | 28                          | 10,586      | 8,731       | 1,637     | \$1,186    | 726     | \$861,485   | 11,243      |
| Etobicoke Waterfront    | 17                  | 9                           | 3,735       | 3,526       | 209       | \$1,056    | 847     | \$894,536   | 1,439       |
| Highway7 - Yonge        | 36                  | 6                           | 1,582       | 1,138       | 304       | \$649      | 934     | \$605,643   | .           |
| Mississauga City Centre | 16                  | 6                           | 3,129       | 2,623       | 315       | \$752      | 818     | \$615,832   | .           |
| North Toronto           | 28                  | 6                           | 1,932       | 1,737       | 179       | \$1,021    | 870     | \$888,635   | 5,857       |
| North Yonge Corridor    | 0                   | 5                           | 1,609       | 1,246       | 196       | \$911      | 762     | \$694,695   | 3,967       |
| North York East         | 0                   | 2                           | 650         | 645         | 5         | \$706      | 1,595   | \$1,125,400 | 2,381       |
| North York West         | 66                  | 10                          | 2,121       | 1,830       | 289       | \$774      | 770     | \$596,624   | 9,869       |
| Not Applicable          | 318                 | 130                         | 21,543      | 17,691      | 3,442     | \$679      | 1,009   | \$685,584   | 27,245      |
| Scarborough City Centre |                     |                             |             |             |           |            |         |             | 2,245       |
| Sheppard Corridor       | 14                  | 11                          | 3,258       | 2,897       | 306       | \$929      | 823     | \$765,006   | 4,219       |
| Thornhill               |                     |                             |             |             |           |            |         |             | .           |
| Toronto East            | 4                   | 9                           | 1,161       | 1,071       | 41        | \$830      | 1,047   | \$868,678   | 6,362       |
| Toronto West            | 393                 | 9                           | 1,649       | 876         | 686       | \$949      | 803     | \$761,875   | 13,087      |
| Yonge - St. Clair       | 2                   | 7                           | 1,117       | 1,050       | 63        | \$1,199    | 1,208   | \$1,448,500 | .           |

**Copyright © Altus Group Limited**

Altus Group Limited, makes no representation about the accuracy, completeness, or the suitability of the material represented herein for the particular purposes of any reader and such material may not be copied, duplicated or re-distributed in any form or by any means without the prior written permission of Altus Group Limited. Altus Group Limited assumes no responsibility or liability without limitation for any errors or omissions in the information contained in the material represented. E&O.E.