

thirty
six
zorra



building facts

36 Zorra Street

in Toronto's Etobicoke neighbourhood

459

suites

36 storeys

includes mechanical penthouse

9,500+

sq. ft. of indoor and outdoor amenity space



Brokers protected. Illustrations are artist's concept. Specifications are subject to change without notice. E.O.E.

project highlights



Outdoor amenity spaces including rooftop pool with comfortable sun loungers and cabanas.



BBQ dining area with lounge seating and fire pits.



Lobby with dedicated seating areas and 24/7 concierge.



Gym with weight area.



From studio to one, two, and three bedroom suites.

**Direct
shuttle service
to Kipling Station
exclusive to all
residents.**

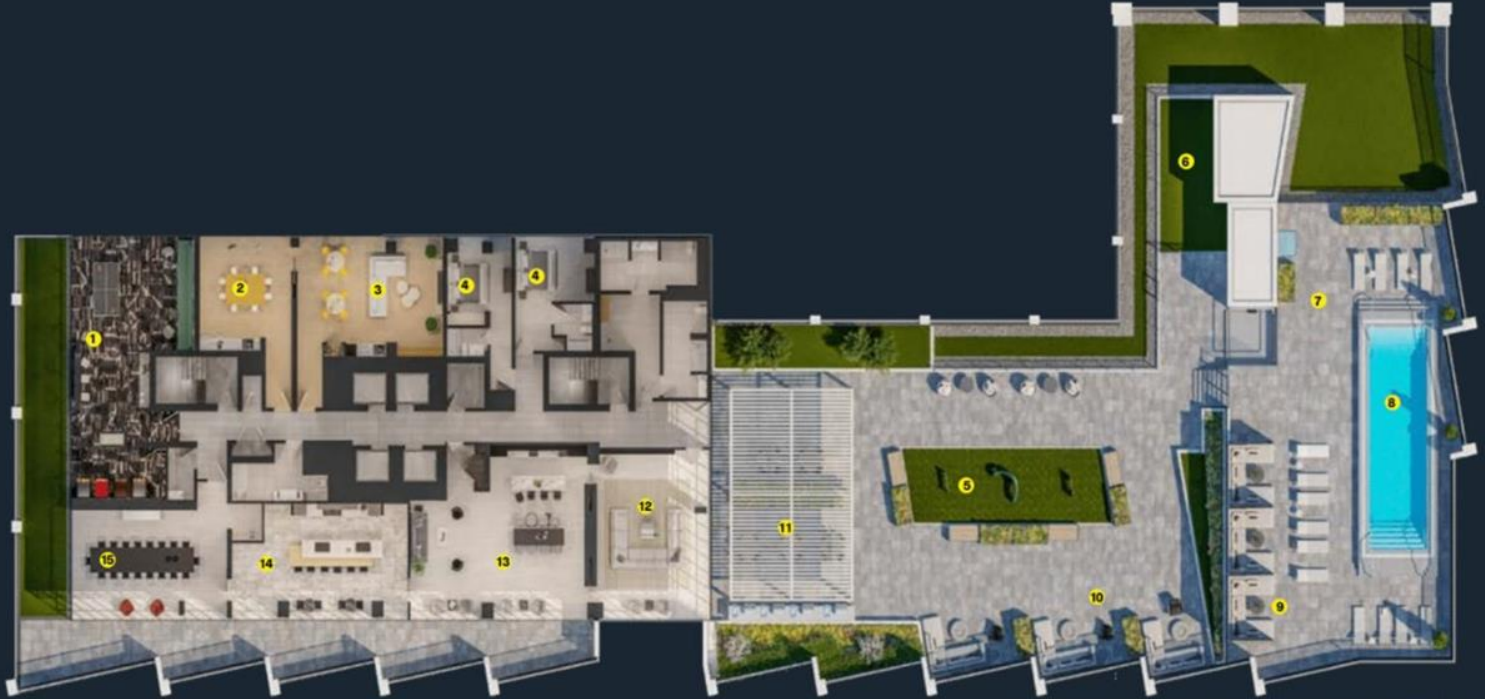


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EllisDon

building amenities



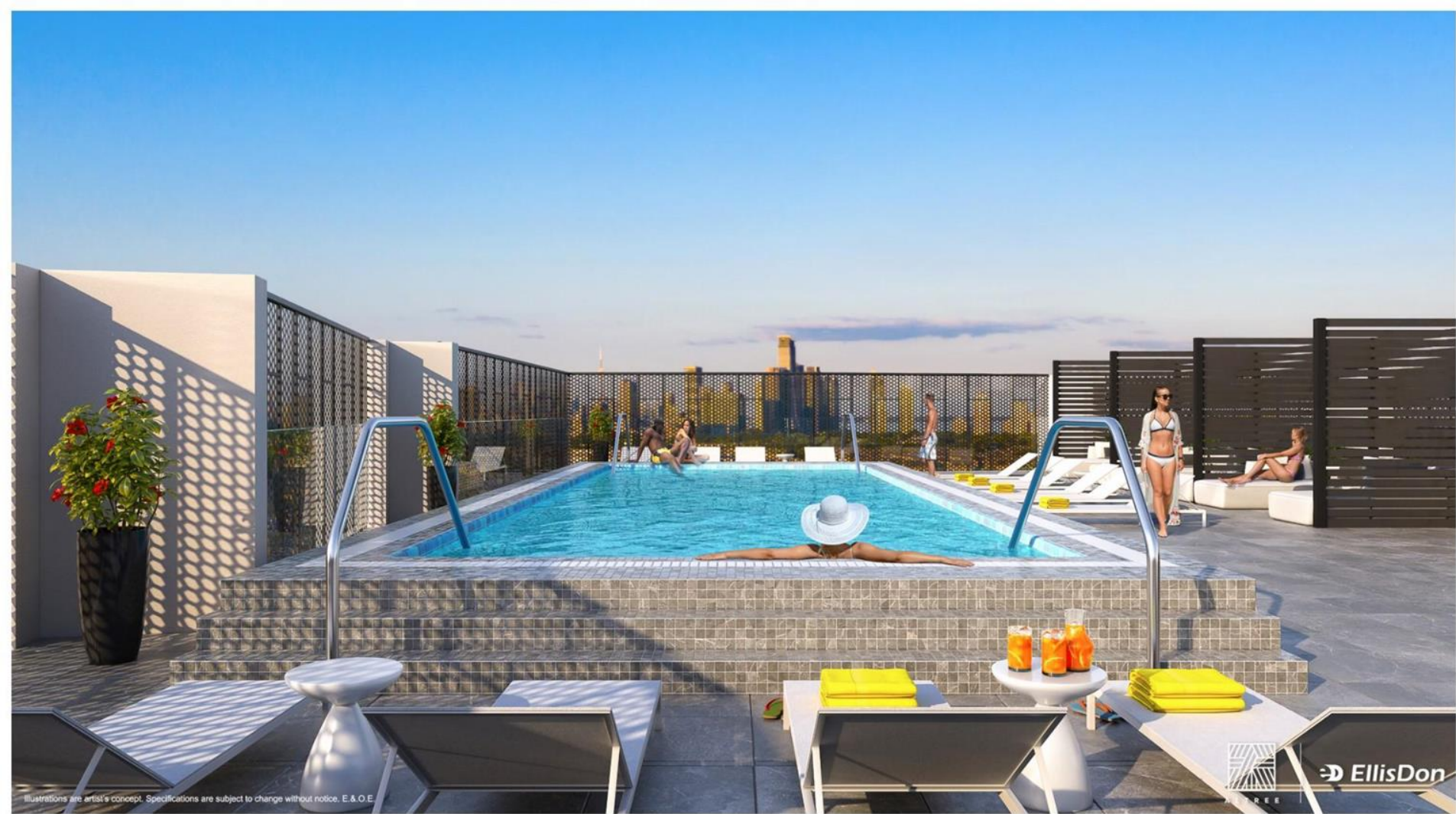
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EllisDon



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EllisDon





building amenities

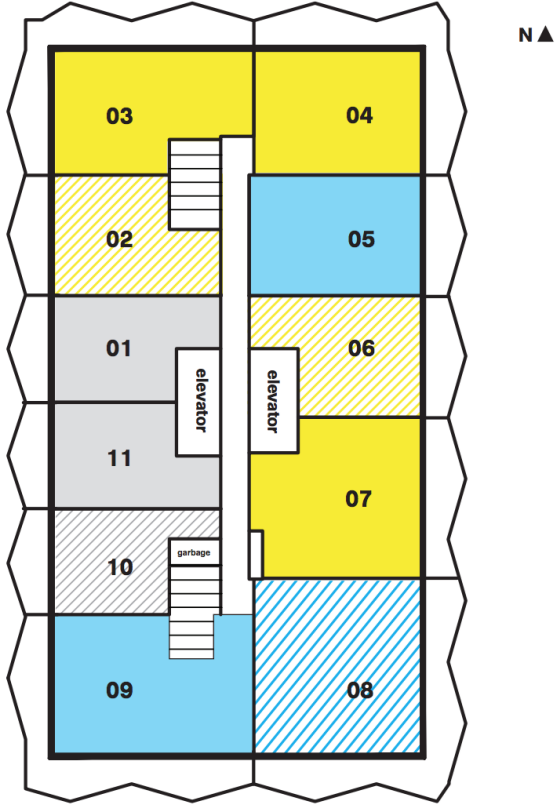


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typical tower keyplate



⦿ studio ⦿ 1 bed ⦿ 1 bed + den ⦿ 2 bed ⦿ 2 bed + den ⦿ 3 bed

**70% of the building
will be priced
below \$600,000!**

features and finishes



- smooth finish ceilings approx. 8'-6" & 9'
- floor to ceiling glazing/window systems
- wide plank laminate flooring throughout
- contemporary kitchen backsplash
- matte black finish hardware
- energy efficient kitchen appliances, stainless steel and built-in
- suites over 1,000 sqft will have larger appliance package
- custom designed vanity by U31 with composite quartz counter and undermount sink
- porcelain tile tub surround & floor in bathrooms
- individual suite electricity and water meter(s)

why invest at thirty six zorra?



a bright future

prime toronto location with substantial
current and upcoming development



superior accessibility

quick access to public transportation, 3
major highways and only 15 minutes to
downtown



value in numbers

get 36%** more from your investment
than downtown

thirty six zorra is in the heart of the city's growth



The GTA is the fastest growing region in Ontario, with population growth of over **100,000** new residents each year.

- ~ 38% of the nation's business HQs are in toronto
- ~ 7th largest financial centre in the world
- ~ fastest growing tech centre in north america

ETOBICOKE - LAKESHORE NEIGHBOURHOOD STATS



129,080

Population



11.8%

Population growth
(2011-2016)*



25-44

Average age*



43% of residents
live in condominiums
(5+ storeys)*

**Current pre-construction
inventory
around
thirty six zorra
is **89% SOLD****

Average Household Income*



\$128,448



\$102,721

*City consensus profile, Ward 3 | Etobicoke-Lakeshore.

Long Live
The Queensway

thirty
six
zorra



Thirty Six Zorra



**Proposed Future
Development**



**Proposed
Future Retail**



**Proposed
Future Park**



**Proposed
Future Road**



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Brokers protected. Illustrations & Map are artist's concept.
Specifications are subject to change without notice. E.&O.E.
Information accurate at time of press. No representation is made to
future proposed residential and retail. Information available on:
www.toronto.ca

make your life easier at thirty six zorra



Connection to 3 main highways (QEW, 427, and Gardiner) within 3 minutes.



10-minute drive to Lakeshore and Humber Bay.



10-minute drive to Pearson International Airport and 15-minute drive to Billy Bishop Airport.



Direct shuttle service to Kipling Station exclusive to all residents.



7 minutes to Islington Station and 6 minutes to Kipling Station.



Minutes to retail, entertainment, restaurants, Sherway Gardens Mall, cafés, and more.



Parks, greenspaces, and nearby trails at your doorstep.



Close proximity to top-rated public and private schools.



**Drive to
downtown
Toronto in
15 minutes**

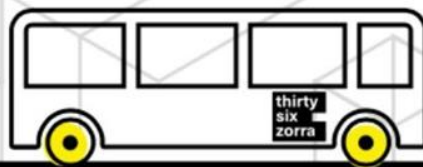


**Get to Union
Station in
17 minutes
via the
GO Train.**





direct shuttle
service to kipling
station exclusive
to all residents.



live life larger at thirty six zorra



Price per square foot (PSF)



41%

lower
PSF than
downtown
core



\$1,065
PSF



\$1,200
PSF



\$850
PSF

Get more square feet while still living in the 416

- ETOBICOKE
- DOWNTOWN
- ETOBICOKE WATERFRONT

**No representations are made with respect to the actual numbers achieved.

\$580,000
650 sq.ft.



\$2,800 rent



+\$132
monthly cashflow

\$750,000
850 sq.ft.



\$3,100 rent



-\$552**
monthly cashflow

Rental Comparison Chart - Thirty Six Zorra vs. Downtown Core						
Location	Suite Type	Approx. Size	Approx. PPSF	Projected Rent	Total Return	Total Yearly Return
Thirty Six Zorra	One Bedroom	479	\$876.83	\$2,100.00	\$8,585.00	10%
Downtown Core	One Bedroom	450	\$1,222.22	\$2,300.00	\$4,542.00	4%
Thirty Six Zorra	One Bedroom and Den	543	\$847.15	\$2,350.00	\$9,871.00	11%
Downtown Core	One Bedroom and Den	550	\$1,227.27	\$2,550.00	\$2,528.00	2%
Thirty Six Zorra	Two Bedroom	648	\$895.06	\$2,800.00	\$11,153.00	10%
Downtown Core	Two Bedroom	650	\$1,153.85	\$3,100.00	\$5,743.00	4%
Thirty Six Zorra	Three Bedroom	925	\$843.24	\$3,800.00	\$15,755.00	10%
Downtown Core	Three Bedroom	800	\$1,125.00	\$4,000.00	\$9,626.00	5%

Mortgage Payments Based on 5 Year Closed Paid Monthly at 30 Year Ammortization compounded semi-annually with 20% down payment. Interest rate of 3.5% - fixed. Taxes are Estimated at .85% of the Purchase Price and Maintenance fees are estimated at \$.65/sq ft. No representations are made with respect to the actual numbers achieved.



thirty six zorra gets you more
from your investment with
no restrictions on rentals

the developers



A L T R E E

As a full-service development company, Atree provides unmatched insight, expertise, and service throughout the full spectrum of development.

Led by third-generation developer Zev Mandelbaum, Atree consistently goes above and beyond expectations. Enhancing neighbourhoods and connecting communities is unparalleled, Atree is in the creation of iconic projects that branch out from the ordinary.



EllisDon Capital, a member of the EllisDon family of companies, is a leading developer, investor, and asset manager of infrastructure and real estate projects. With over \$2 billion in residential projects across 24 towers currently underway, EllisDon Capital provides integrated plans that deliver and manage both private and public assets.

EllisDon Capital has honed its capabilities to deliver leading expertise and best in class buildings. Backed by the power of EllisDon, EllisDon Capital is recognized as Canada's premier high-rise residential builder.



the team



sales



consulting



consulting



interior design



architects

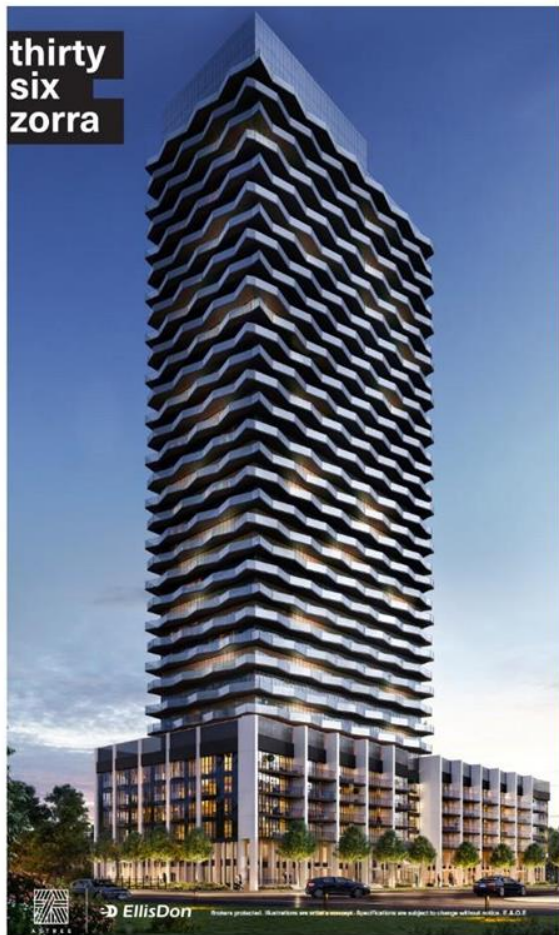


marketing



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This is an architectural rendering of a modern building complex. The central focus is a tall, rectangular tower with a vibrant yellow-green facade. The tower's exterior is composed of numerous horizontal, slightly protruding rectangular panels that create a rhythmic, stepped appearance. At the base of this tower is a wider, lower structure with a similar yellow-green facade, featuring a grid of rectangular windows. The building is situated in a cityscape with other buildings visible in the background, including some with grey, textured facades. The sky is a uniform, light grey, and the ground is a flat, light-colored surface. A dark, rectangular sign with white text is positioned to the right of the tower.



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