BENCHMARK SIGNATURE REALTY INC., BROKERAGE

宏地基產

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GREAT GULF

Info Kit.

_357 king west

Toronto's Downtown is a local and national economic hub

Encompassing Bathurst Street to the DVP, North to Dupont Street

It contains

508,640 jobs

jobs within

21 km²

The Downtown accounts for

37.5%

of Toronto's jobs with

27,340 jobs

jobs per km²

Employment in the Downtown increased by **25,930 jobs (5.4%)** from 2014

and grew by **75,830 jobs (17.5%)** from 2010 to 2015

Downtown continues to attract new establishments and in 2015, 32.0% of business establishments new to Toronto chose to locate in Toronto's Downtown.

King & Portland Centre

- Over 250,000 sq. ft. of office space located at 602-620 and 642 King Street West
- Shopify will occupy 158,000 sq. ft. of this space
- Indigo's home office will also be relocating into a larger space here

The Well

- Over 900,000 sq. ft. of office space located at 410 Front Street
- A 7.8-acre mixed-use community with office towers, retail and residential units

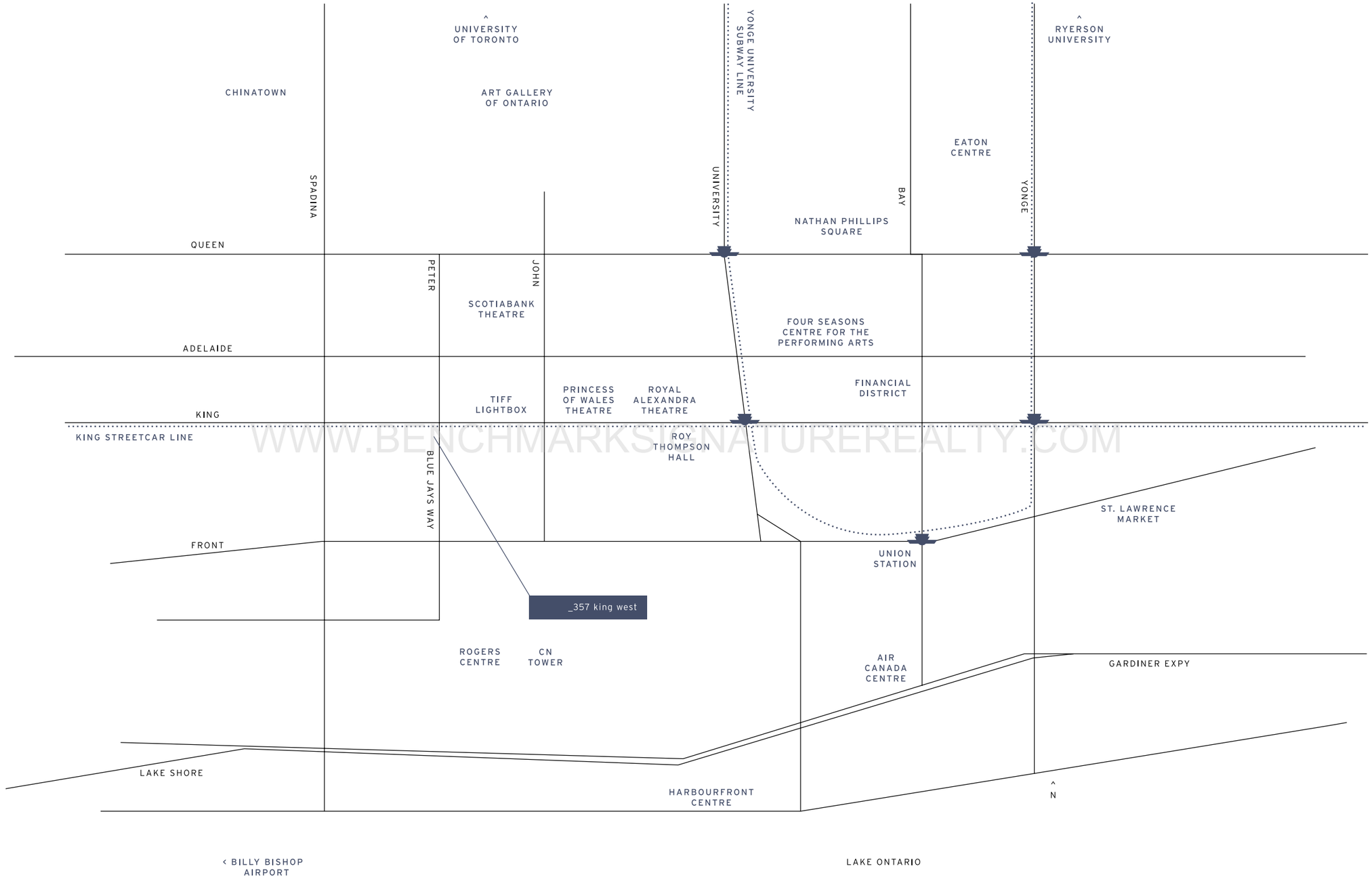
Labour Participation **75%** (City 64%)

Employment Rate **69%** (City 58%)

E. & O.E. 2018. Stats produced by Toronto Real Estate Board & CMHC. See sales representative for full details. Prices and specifications are subject to change without notice. Renderings are artist concepts.



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2018. Map is not to scale, is artist's representation.

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Illustration is artist's impression. E. & O.E.

Transit

Travel Time to St. Andrew Station
5 min on the 504 streetcar, every 3 min from King and Blue Jays Way

Travel Time to King Station
7 min on the 504 streetcar, every 3 min from King and Blue Jays Way

Travel times to Key Destinations

Financial District
Drive 8 min, **Transit** 5 min

TIFF Bell Lightbox
Drive 4 min, **Transit** 2 min

Chinatown
Drive 5 min, **Transit** 7 min

University of Toronto
Drive 10 min, **Transit** 15 min

Rogers Centre
Drive 8 min, **Transit** 5 min

Nathan Phillips Square
Drive 13 min, **Transit** 14 min

Ontario College of Art and Design
Drive 8 min, **Transit** 13 min

Ryerson University
Drive 16 min, **Transit** 16 min

Air Canada Centre
Drive 8 min, **Transit** 5 min

Kensington Market
Drive 9 min, **Transit** 15 Min

Billy Bishop International Airport
Drive 9 min, **Transit** 19 min

George Brown
Drive 13 min, **Transit** 10 min

Yonge & Dundas Square
Drive 13 min, **Transit** 15 min

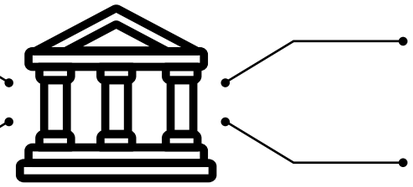
Yorkville
Drive 16 min, **Transit** 20 min

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Public Schools

Elementary
Ogden Junior PS

Intermediate
Ryerson CS



Secondary
Harbor CI

Technological
Central Technical School

Catholic Schools

Elementary
St. Mary

French Immersion
Holy Rosary

Secondary
St. Joseph College

St. Michael Choir (Senior)

Post Secondary Schools

Ryerson University

George Brown College

University of Toronto

OCAD

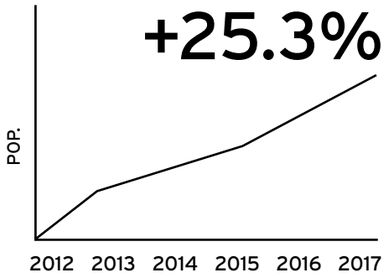
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Neighbourhood Info

Trinity Spadina Population

76,600



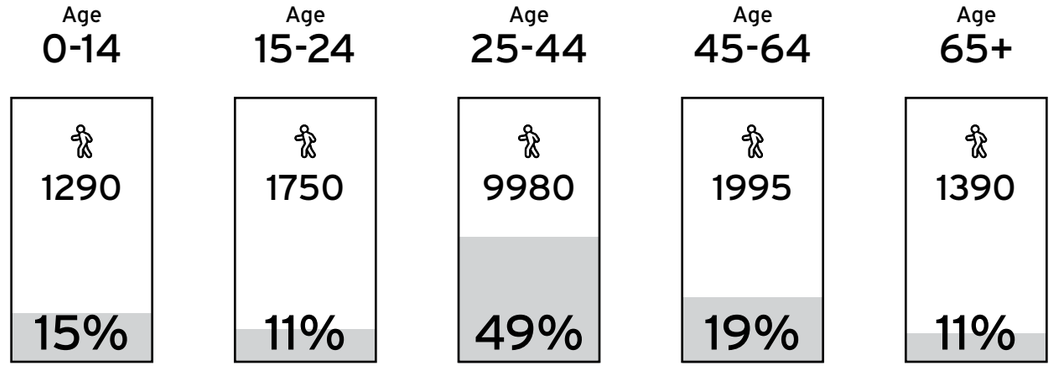
x **10,270**

(people per square kilometre)





Age Breakdown



Market

Average Rent for 1 Bedroom Condo

Q3 2016 ▸ Q3 2017 **+11.2%**

The average one bedroom condo apartment rent was $1,976 per month in the second quarter – up by 11.2% compared to the same period in 2016.

Average Rent for 2 Bedroom Condo

Q3 2016 **$2,420** ▸ Q3 2017 **$2,607**

The average two-bedroom rent was up by 7.7% year-over-year.

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Shares of GTA Condos in Rental

Toronto	York	Peel	Halton	Durham
34.7%	26.9%	28.6%	18%	17.2%

GTA Condo Vacancy Rate

Toronto	York	Peel	Halton	Durham
1.0%	1.1%	1.3%	0.6%	0.4%

Total Condos Sold in the 416 area code in October 2017

1,485

Condo Average Price in 416 Area Code

$555,000

Month of October 2017

$1,059,157,680 Dollar Volume

$523,041 Average price

3359 Number of new listings

23 Average Days on Market

99% Average Sold Price Over List Price

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Year-over-year % change

Sales
+24.9%

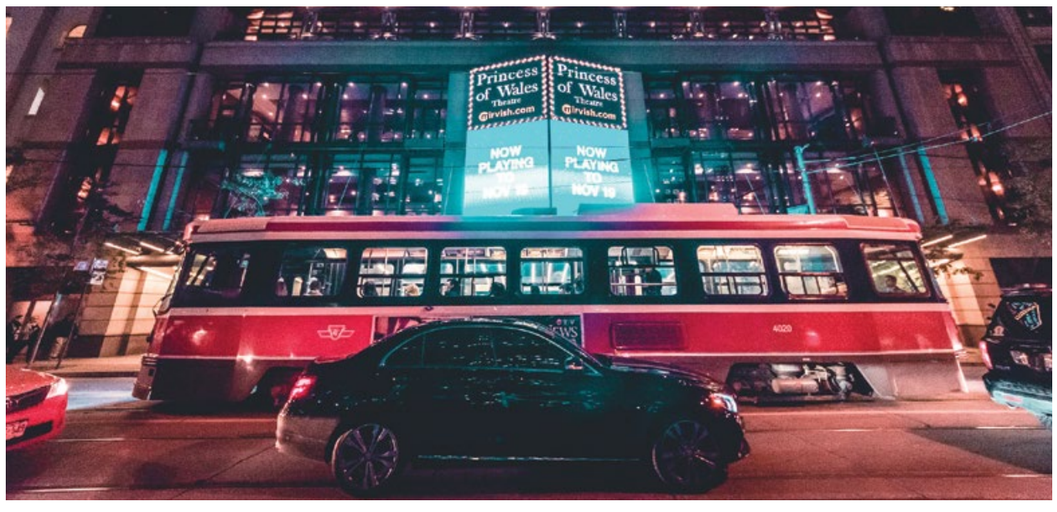
Average Price
+21.8%

Average Condo Price Q3 2016
$415,894

Average Condo Price Q3 2017
$510,206 ▸ **+22.7%**







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MLS Zone C01

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Detached Homes
Index 257.1
$1,500,000

Year-over-year % change
+2.15%

Towns
Index 243.7
$636,400

Year-over-year % change
+7.88%

Apartment
Index 237.3
$513,000

Year-over-year % change
+19.79%

TREB Market Watch 2016: Index and benchmark price October 2017.

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