

Design
has arrived
in midtown.

LANDPOWER
REAL ESTATE LTD. BROKERAGE

A tower in a park. Sleek, chic and sexy. A hot new vision in design at Redpath and Roehampton, an interpretation of exciting urbanism in the Yonge and Eglinton neighbourhood. **155 Redpath** will be an extraordinary landmark residence. 36 stories punctuated with large, offset balconies and vivid brush strokes of colour. Modernism in the truest sense of the word, a bookmark in the story that is today's Toronto.



LANDRIVER

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Illustration is artist's impression.

LOBBY

From the sidewalk, a line of verdant hedge leads to the residents' entrance. Tall boxwood columns meet an architectural canopy to create a portal into the serene lobby. Inside, double-height space is encased in glass, giving clear through-views to a series of lushly landscaped courtyards and multi-functional amenity spaces. White, pure white, is all around, from the flooring to the furnishings, allowing the eye to focus on the surrounding art of nature.

When design,
architecture,
and lifestyle
intersect,
that's where
magic happens.

THE MAGIC OF YONGE & EGLINTON

PUBLIC TRANSPORTATION

SUBWAY AND FUTURE LRT CONNECTS
YOU TO ANYWHERE IN THE CITY
QUICKLY AND EASILY.



SHOPPING PARADISE

BIG CHAINS, SMALL SHOPS, LOCAL MERCHANTS,
EVERYTHING FROM WARES TO CHAIRS,
FROM FROCKS TO SOCKS.



GREEN SPACE

AN URBAN LANDSCAPE BALANCED BY PARKS,
PATHS, AND TREE-LINED RESIDENTIAL STREETS, PROVIDE
LUSH GREEN LANDSCAPES ALL AROUND.



WALK ABOUT

FORGO THE RIDE. WALK THE NEIGHBOURHOOD.
EVERYTHING IS CLOSE BY AND, IF IT'S BLOOR OR DOWNTOWN
YOU CRAVE, THE TTC IS RIGHT OUTSIDE YOUR DOOR.



GOOD TASTES

FINE DINING, BLUEBERRY MUFFINS, A BURGER
WITH THE WORKS OR YOUR FAVOURITE LATTE, THERE'S
A GAZILLION PLACES TO SATISFY YOUR TASTE BUDS IN
THE YONGE AND EGLINTON NEIGHBOURHOOD.

**Yonge + Eglinton has it all.
 Already an incredible place to live,
 and it's going to get even better.**

Today

Today the Yonge and Eglinton neighbourhood is in transition. An urban node where intimate tree-lined residential streets meet high-rise office and residential towers. Where streets and parks are animated with people enjoying life and everything the area has to offer. 155 Redpath is at the intersection of this vitality. With a Walk Score of 98/100 and a Transit Convenience Score of 94/100 it is about as close to perfection that any place can be. The Eglinton Subway Station and Yonge Eglinton Centre is a short walk away, as are the myriad of shops, restaurants, bars, cafes and other delights on Yonge, Eglinton and Mount Pleasant. With everything so close, why leave?

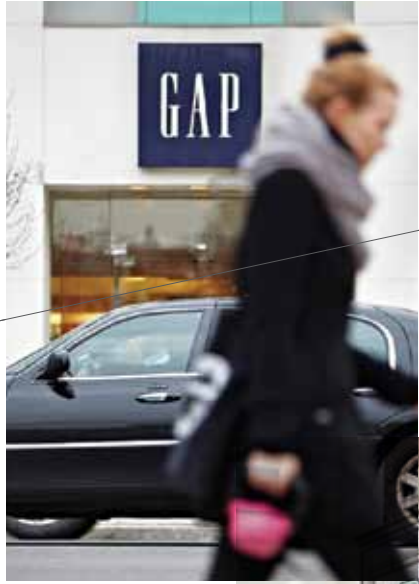
Tomorrow

Within the next 5 to 10 years, the urban scene at Yonge and Eglinton will transition from fantastic to unbelievably amazing. In the future, you'll be able to zip out to Pearson on the LRT Transit system. Imagine, from front door to runway in just 25 minutes. The Yonge Eglinton Centre is undergoing a multi-million dollar reno with more shops and a roof-top park. On the South-West corner of Yonge and Eglinton another multi-million dollar project is proposed for a totally brilliant new development, and just a block or two away from 155 Redpath, Loblaws is planning a 40,000 sq. ft. store. And, hold onto your hats, that's just for starters.



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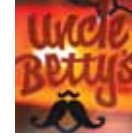
BATHURST

AVENUE

MT. PLEASANT

LAWRENCE

BAYVIEW



NORTH

SHERWOOD PARK

REDPATH

ROEHAMPTON

155

FUTURE LRT



YONGE

EGLINTON

FUTURE LOBLAWS

SALES OFFICE

EGLINTON PARK

LARSEN DROUWER REAL ESTATE LTD. BROKERAGE

CHAPLIN

DAVISVILLE

dufflet pastries



FOREST HILL PARK

ORIOLE PARK

BELTLINE TRAIL



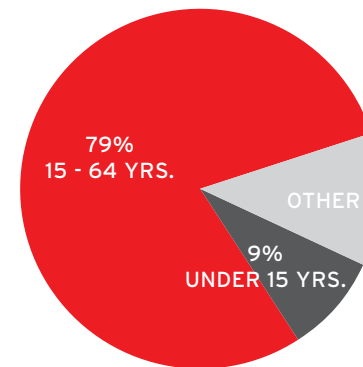
ST. CLAIR

YONGE UNIVERSITY SUBWAY LINE



16,800 JOBS

WITHIN 800 M OF THE YONGE + EGLINTON STATION



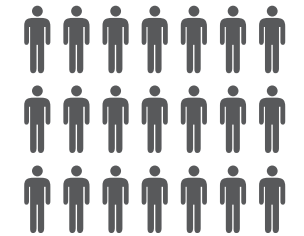
AGE DEMOGRAPHICS AT YONGE + EGLINTON



TRAINS RUN EVERY 2 TO 3 MINUTES DURING RUSH HOUR

40%

OF RESIDENTS USE PUBLIC TRANSIT DAILY



21,000

PEOPLE RESIDE IN THE YONGE + EGLINTON AREA

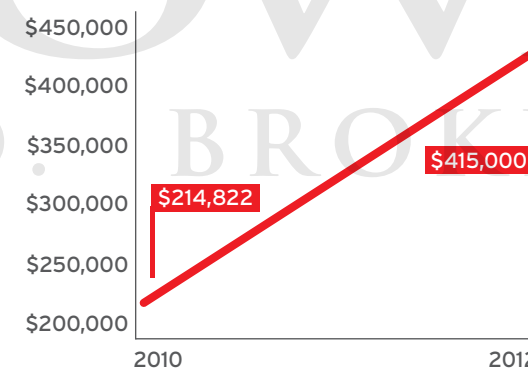
(EACH FIGURE REPRESENTS 1,000 PEOPLE)

source: "Yonge-Eglinton Mobility Hub Profile" (Sept 19, 2012), Metrolinx, an agency of the Government of Ontario / "Yonge-Eglinton Neighbourhood Profile", (2011 and 2006).

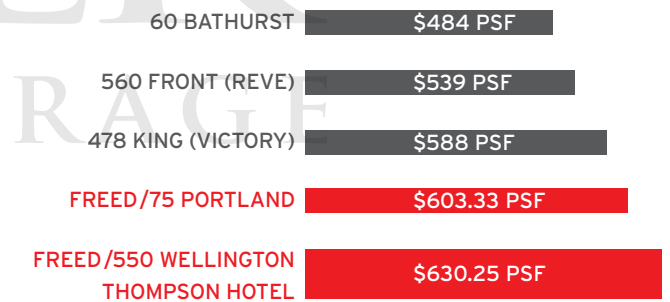
A SMART INVESTMENT

LANDPOWER REAL ESTATE LTD. BROKERAGE

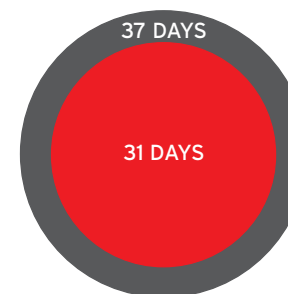
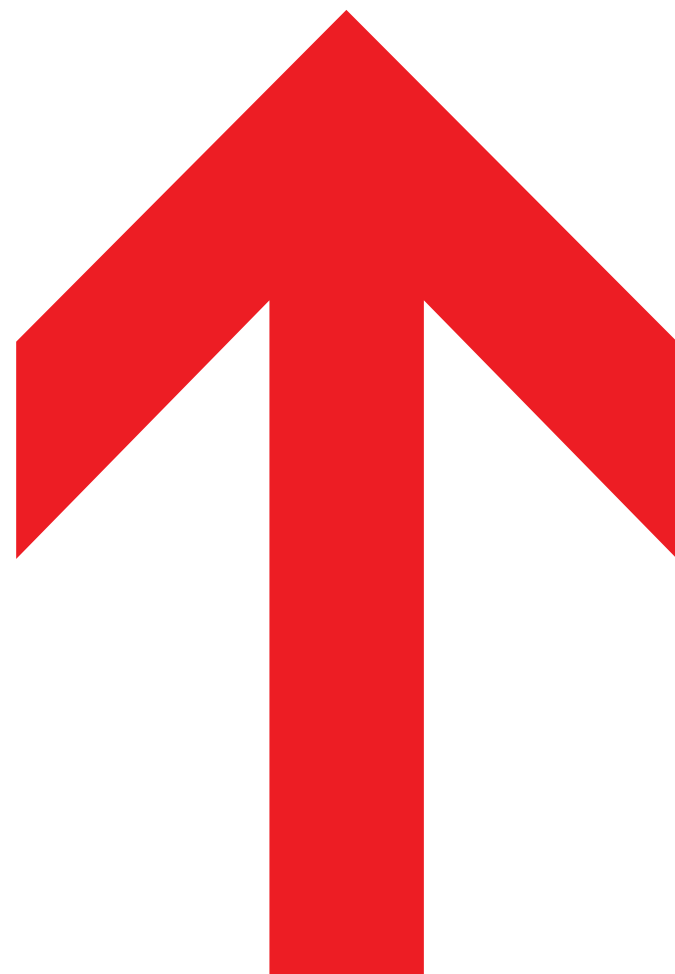
CONDOS IN PAST FREED PROJECTS INCREASE IN VALUE (SAMPLE 644SF SUITE)



FREED BUILDINGS OUT PERFORM THE COMPETITION



Source: TREB MLS, August 2012 - January 2013



DAYS ON MARKET / YONGE + EGLINTON
DAYS ON MARKET / GTA

98% IS GREATER THAN 96%

CONDOS AT YONGE + EGLINTON SELL FOR 98% OF LISTING PRICE COMPARED TO 96% IN CENTRAL TORONTO

Source: TREB Condo Market Report Q4 2012

The Freed Factor

If you're looking for a smart investment, look no further than a condo in a Freed development. Freed projects are some of the most sought after residences in the King West neighbourhood, and that reputation will continue at Yonge & Eglinton, with the introduction of 155 Redpath.

Freed purchasers have enjoyed consistent and value appreciation on their real estate investments, even throughout less active market shifts. In some cases, resale values have almost doubled the original purchase price in just two years.

For some recent transactions that demonstrate the incredible appeal of the Freed factor see *Table 1*.

When compared to other neighbouring developments, Freed projects sell at a higher price per square foot - sometimes reaching an almost 45% premium. see *Table 2*.

Condo Sales at Yonge & Eglinton

The Yonge and Eglinton neighbourhood has consistently been a hot bed for real estate sales. For over a decade, homes and condos in the neighbourhood have sold faster and better than almost any other area.

In fact, according to the latest TREB report, condos at Yonge and Eglinton (C3 and C10) sold 6 days faster than the overall city average, including downtown, and, they sell closer to their listing price than homes in the rest of the city (98% of listing vs. 96% for central Toronto).

Yonge and Eglinton is hot and 155 Redpath is at the centre of the action.

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//// Table 1

ADDRESS	TYPE	SIZE S.F.	ORIGINAL PRICE (2006)	SOLD DATE	SOLD PRICE	LIST DATE	SOLD	VALUE APPRECIATION
75 Portland	1	475	\$183,106	06/29/2012	\$319,000	06/27/2012	2 DAYS	174%
75 Portland	1	475	\$170,358	02/06/2012	\$299,900	02/02/2012	4 DAYS	170%
55 Stewart	1	537	\$193,702	05/08/2012	\$337,000	04/13/2012	20 DAYS	174%
75 Portland	1	582	\$207,916	03/20/2012	\$375,000	03/01/2012	19 DAYS	180%
55 Stewart	1	641	\$286,739	08/28/2012	\$439,900	08/22/2012	6 DAYS	153%
66 Portland	1+1	644	\$214,822	02/13/2012	\$415,000	02/09/2012	4 DAYS	193%
55 Stewart	1+1	706	\$338,400	05/06/2012	\$469,900	05/02/2012	4 DAYS	139%
20 Stewart	2	858	\$328,777	02/29/2012	\$560,000	02/21/2012	8 DAYS	170%
10 Morrison	2	887	\$352,902	07/13/2012	\$590,000	07/03/2012	10 DAYS	167%

//// Table 2

	FREED		NON FREED		
	55 STEWART	75 PORTLAND	478 KING (VICTORY)	560 FRONT (REVE)	60 BATHURST
1 BR w/parking	\$675 sf				\$466 sf
1 BR w/o parking	\$600 sf	\$600 sf	\$581 sf	\$559 sf	
1 + 1 w/parking	\$626 sf	\$601 sf	\$588 sf	\$601 sf	\$502 sf
1 + 1 w/o parking				\$457 sf	
2BR w/parking	\$620 sf	\$609 sf	\$595 sf		

Design is
about more
than colour
and material.
It's a feeling,
a comfort,
a sense.

Design first

The name Freed is synonymous with design excellence. Leading edge, super cool environments, created for today's lifestyle expectations. At 155 Redpath, Freed has partnered and collaborated with CD Capital to envision a building with a contemporary design aesthetic that transcends perfection. A building where the lines between exterior and interior spaces flow and where nature's elements are showcased with clean, white lines, serene open-spaces and the exquisite balance of water, fire, and air. This is tranquility in design. This is as good as it gets.

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REAL ESTATE LTD. BROKERAGE

The joint experience of Freed Developments and CD Capital has created a world-class combination of skills and experience to implement 155 Redpath - setting a new standard of contemporary residential development for Yonge & Eglinton.

Freed Developments // Developer

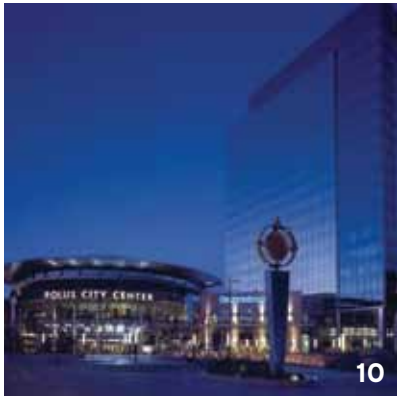
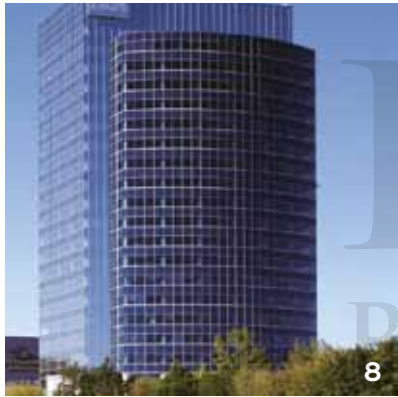
Exceptional leading-edge design created through strategic planning, engineering and innovative architecture has catapulted Freed Developments to the forefront of urban lifestyle development. Freed is a fully-integrated company with several lifestyle divisions. This innovation-based corporate structure has resulted in the company winning numerous industry and design awards and has earned Freed the enviable reputation of being one of Canada's premier lifestyle developers.

CD Capital // Developer

CD Capital is a real estate development and investment group with a broad spectrum of international development experience. To differentiate and create value, best of class architecture and design principles are strategically integrated into all of its developments. The company's founders - Todd Cowan and Jordan Dermer - have managed the development of over 10 million square feet of mixed-use real estate in Europe. CD Capital is currently active in the development of a pipeline of condominium and mixed-use projects in Toronto and Montreal including 2,000 residential units and 350,000 square feet of office and retail space.



- 1 // 550 Wellington/Thompson Hotel
- 2 // FashionHouse
- 3 // Thompson Residences
- 4 // MA Condos
- 5 // FashionHouse Rooftop Pool
- 6 // Lakeside Park



7 // Thompson Residences Rooftop Pool

8 // Millennium Tower

9 // Luxembourg Plaza

10 // Polus City Center

11 // 60 Colbourne

12 // 500 Wellington West

Broccolini // Construction Manager

Broccolini began in 1949 with the construction of a single house. Now in its third generation as a Montreal-based, family-owned business, this dynamic company has completed numerous institutional, commercial, and residential projects that make up some of the most iconic developments. Broccolini is recognized for quality workmanship, innovative technology, open collaboration and exceptional standards.

architectsAlliance // Architect

architectsAlliance is one of the most innovative and provocative design firms in Canada. Their team provides a full spectrum of services, for projects ranging from academic and institutional buildings, to large-scale mixed-use developments. Their work can be found throughout Canada, the United States, and Europe. A long list of awards attest to their well-earned reputation as one of Canada's most sought-after design firms.

Johnson Chou Inc. // Interior Designer

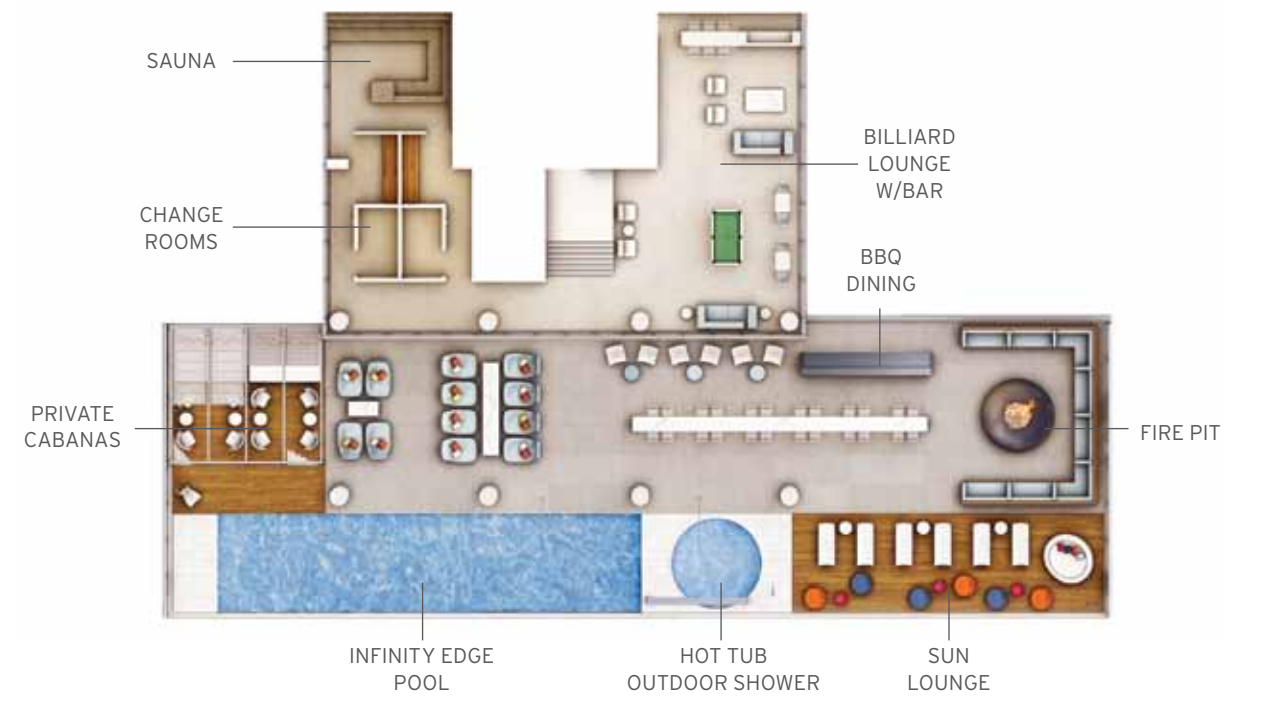
Since 1999, Johnson Chou Inc. has developed into a multi-disciplinary design practice encompassing architectural and industrial design, furniture, and interiors. Completed projects include The Museum of Canadian Contemporary Art (MoCCA), the TNT boutiques in Hazelton Lanes and on Eglinton Avenue, and the Bang & Olufsen Yorkville showroom. JCI projects have been featured in some of the top architectural/design publications and have won numerous national and international design awards.

NAK Design Strategies // Landscape Architect

The award-winning work of this landscape design and consulting firm has garnered public accolades and critical acclaim for numerous years. Whether in Bangkok, Boston, Oakville, or Toronto, every NAK project begins with a clear understanding of the landscape and its context. NAK has received over 10 national design awards in recognition of their work. The firm is one of the largest landscape architectural practices in Ontario.

The best places are places people want to be.

LANDPRO REAL ESTATE LTD.



9TH FLOOR



GROUND FLOOR

Illustrations are artist's impressions.

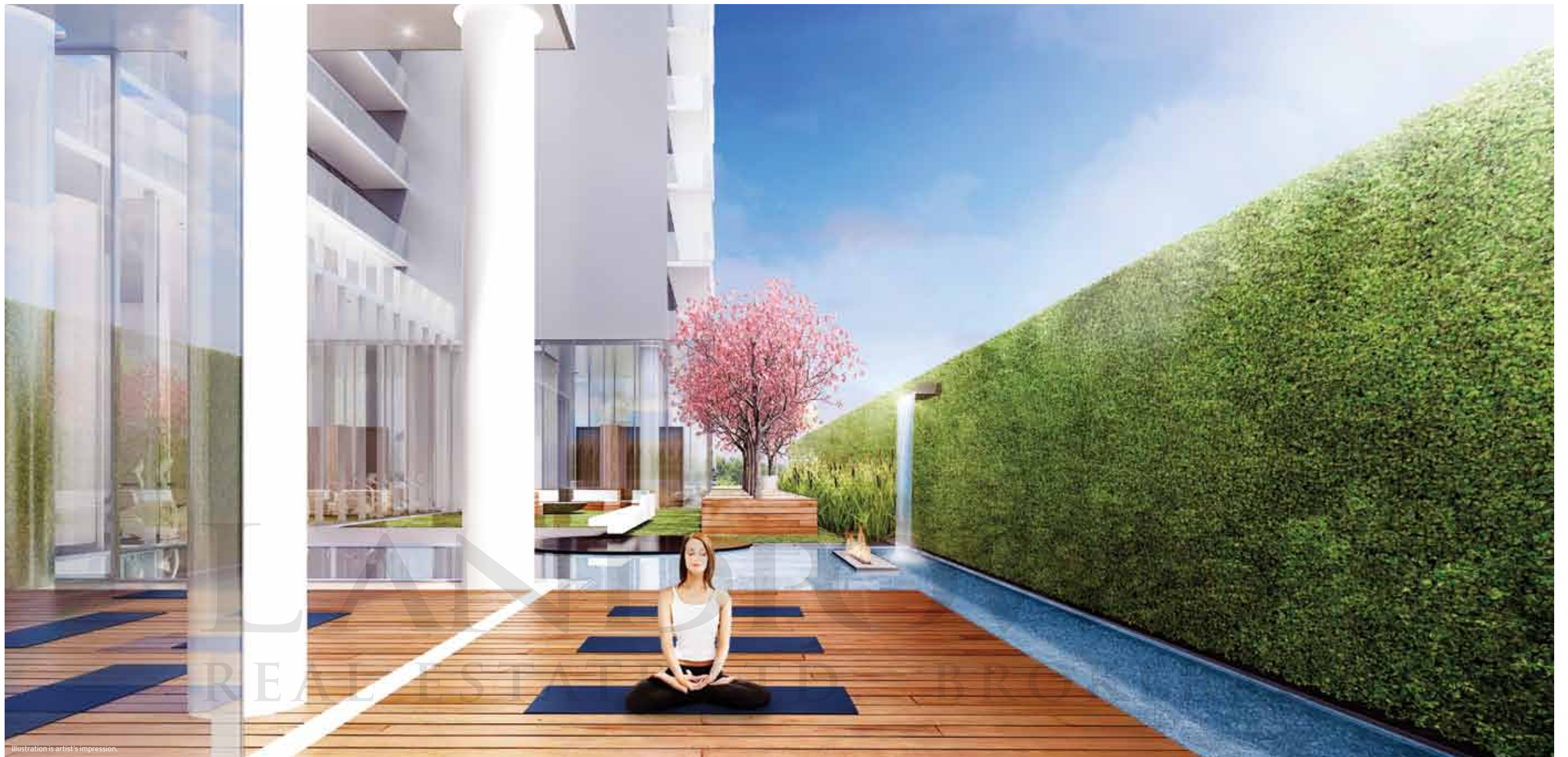


Illustration is artist's impression.

OUTDOOR YOGA DECK

Amenities

Experiential is the descriptive. Places and spaces where the experiences of well-being are within an elevator ride. The balance of nature and the elements. Places to contemplate. Spaces to get fit. Places of pleasure. To get together with friends or go it alone. Earth. Water. Fire. Air. Pick your pleasure and savour the moments. It's all here at 155 Redpath.



Illustration is artist's impression.

9TH FLOOR TERRACE

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List of Amenities

- // Lobby library with indoor and outdoor reading rooms
- // Professionally-equipped fitness centre
- // Yoga studio/deck
- // Fire pit and water features
- // Large, classically inspired salon
- // Billiards room
- // Infinity-edge swimming pool
- // Spacious sunning deck
- // Outdoor barbeques
- // Private cabanas
- // Lounge with bar



SOUTH VIEW 36TH FLOOR

Good
design
makes
life
better.

Living spaces

Freed and CD Capital continue to explore new ideas to make the experience of living in one of their communities ever better for residents.

At 155 Redpath one of these unique products is Nest, an intelligence-based thermostat that allows residents to control temperature and energy costs ensuite or remotely from their hand-held device. Freed and CD Capital are the first developers to offer this technology and 155 Redpath is the first residential development to offer it in all suites.

Also, at 155 Redpath, particular attention has been paid to individual suite design. Custom designed interiors by Johnson Chu, feature open concept plans with floor-to-ceiling windows that, not only capture spectacular city views, but also allow the luxury of natural light to enter into almost every corner of the home. Custom cabinetry and fully-integrated appliances add to the total livability of each and every residence.

Nest App



Features + Finishes

The Building

- // Architectural design by award-winning architect Peter Clewes of architectsAlliance
- // Unique interiors by Johnson Chou Inc.
- // 24/7 concierge
- // Security coded access fob for all residents
- // Underground parking with security monitoring from concierge desk
- // Sustainable rainwater harvesting system used for irrigation
- // Mailroom conveniently located beside the front lobby
- // Individual suite hydro metering

Amenities

- // 9th floor outdoor amenity deck featuring pool and hot tub, outdoor shower, private poolside cabana lounge, sunbathing area, gas fire pit lounge, BBQ, and outdoor dining area
- // 9th floor indoor amenity space complete with pool table, kitchenette area, meeting lounge, indoor washrooms with change area and relaxing sauna
- // Fitness centre complete with cardio, free weight, and outdoor fitness area
- // Separate dedicated indoor/outdoor yoga studio
- // Beautifully landscaped grounds designed for relaxation and outdoor activities; featuring a reflecting pool complete with fountain and fire feature, viewing gardens and lounge areas
- // Party room featuring a kitchen, bar, dining room, lounge area, and outdoor landscaped terrace
- // Library and meeting areas that overlook landscaped grounds

Suites

- // Tower suites have approximately 9' ceilings (height exclusive of bulkheads, which are required for mechanical purposes such as heating and cooling ducts, as well as dropped ceilings in bathrooms)
- // Floor-to-ceiling, high-performance glazing/window system
- // Exposed concrete ceilings in all principal rooms
- // Choice of pre-finished engineered wood flooring with acoustic underlay throughout (except in bathroom and laundry areas), as per plan, from builder's samples
- // Nest™ thermostat heating and cooling system with touch control and Wi-Fi capability
- // Contemporary sliding doors to balcony, as per plan
- // Concrete balconies with architect designed glass, and metal handrails
- // Custom-designed solid core entry door with security view-hole
- // Lever door hardware for interior doors in stainless steel finish
- // TV/telephone outlets in principal rooms
- // Front-loading stacked washer/dryer with exterior venting, as per plan
- // Choice of porcelain floor tiles in laundry as per plan, from builder's samples
- // Built-in smoke/heat detectors and in-suite water sprinkler system
- // In-suite controlled energy-efficient air-conditioning and energy recovery ventilation system

Kitchens

- // Custom designed contemporary kitchen cabinetry by Johnson Chou, in a variety of colours and finishes, from builder's samples
- // European style integrated refrigerator
- // European style electric cook top
- // European style wall oven
- // 24" integrated dishwasher
- // Stainless steel insert exhaust fan
- // Solid surface countertops as per builder's samples
- // Stainless laminate kitchen backsplash as per builder's samples
- // Stainless steel under-mount single bowl sink
- // Polished chrome single lever kitchen faucet
- // Ceiling-mounted track lights as per plan

Bathrooms

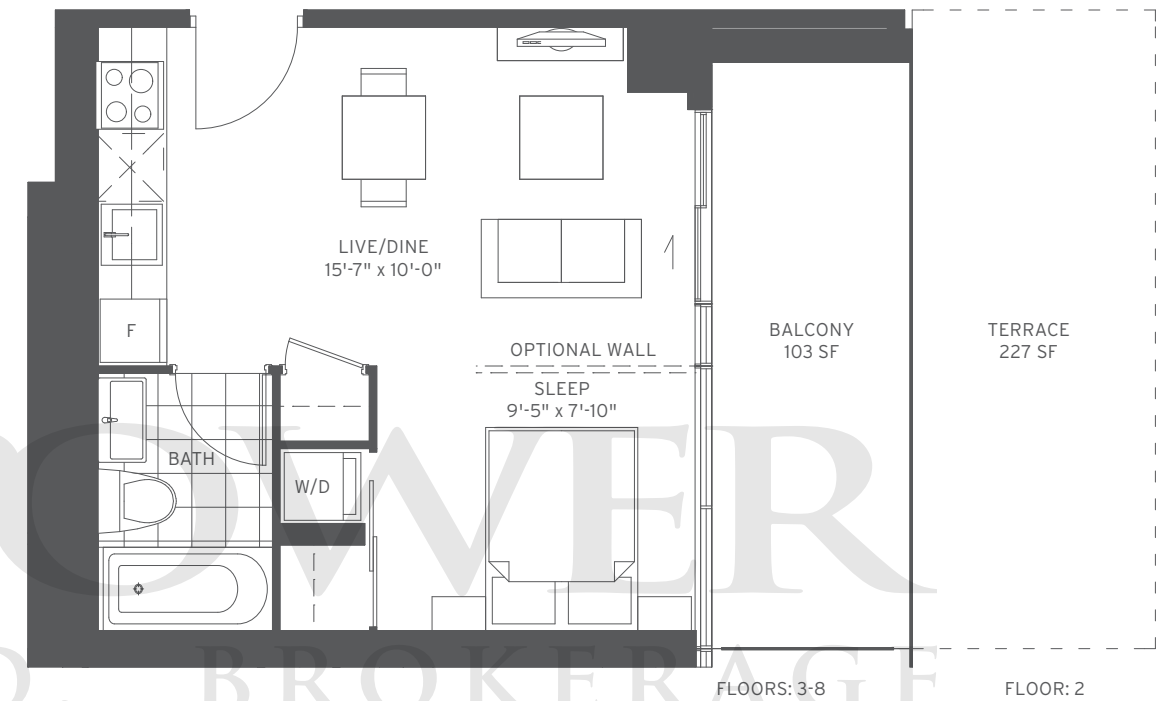
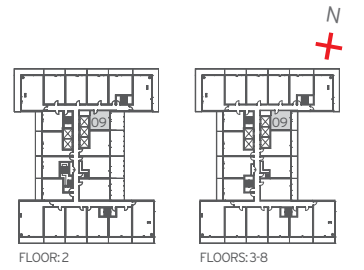
- // Custom designed contemporary bathroom vanity designed by Johnson Chou, in a variety of colours and materials, from builder's samples
- // Glass shower stall with chrome fixtures, as per plan
- // Vessel sink and extended vanity mirror
- // Polished chrome wall-mounted single lever bathroom faucet
- // Solid surface countertops as per builder's samples
- // Choice of full height porcelain wall tiles in tub and shower enclosures, from builder's samples
- // Choice of porcelain tile flooring from builder's samples
- // Pressure-balanced mixing valve for tub and shower
- // White bathroom fixtures
- // Towel bar and toilet paper holder as per plan

Technology + Security

- // Enterphone and security monitoring system at lobby and secondary entrance
- // Underground parking equipped with security monitoring system
- // Personal remote transmitter for parking garage door access provided with each parking space
- // Controlled door access throughout public/common areas
- // Long-life service panel with circuit breakers in each suite
- // Pre-wired multi-media technology with RG6 for cable and television
- // Pre-wired telephone and high speed communication Category 5 wiring in every suite

Podium suites

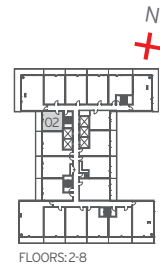
STUDIO INTERIOR 377 SF



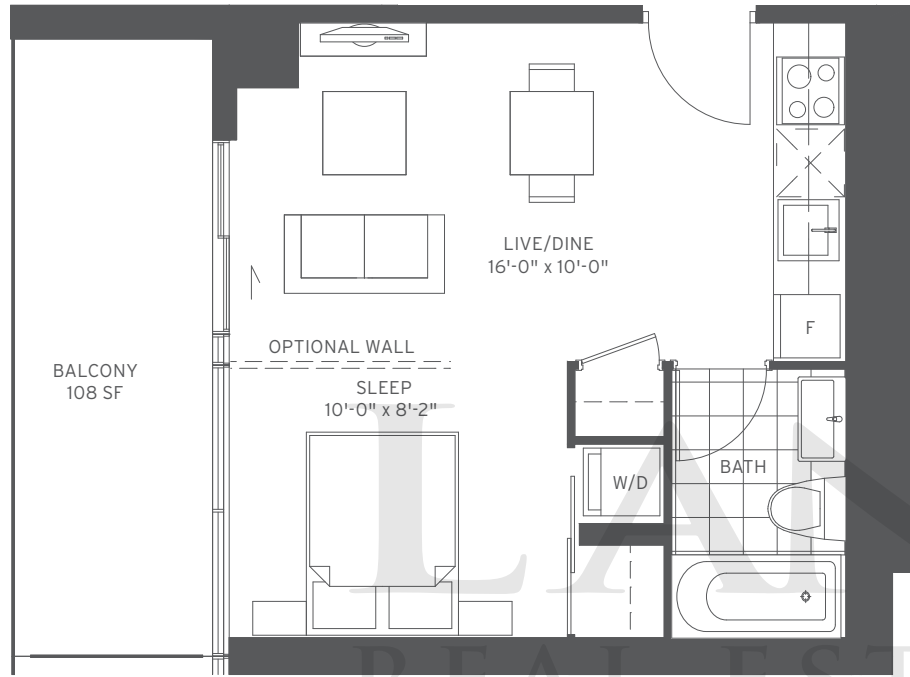
LANDPRO OWNER
REAL ESTATE LTD. BROKERAGE

Sizes and specifications subject to change without notice. E. +O.E.

P9

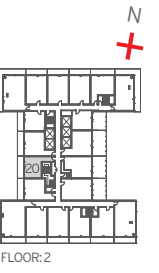


STUDIO INTERIOR 395 SF

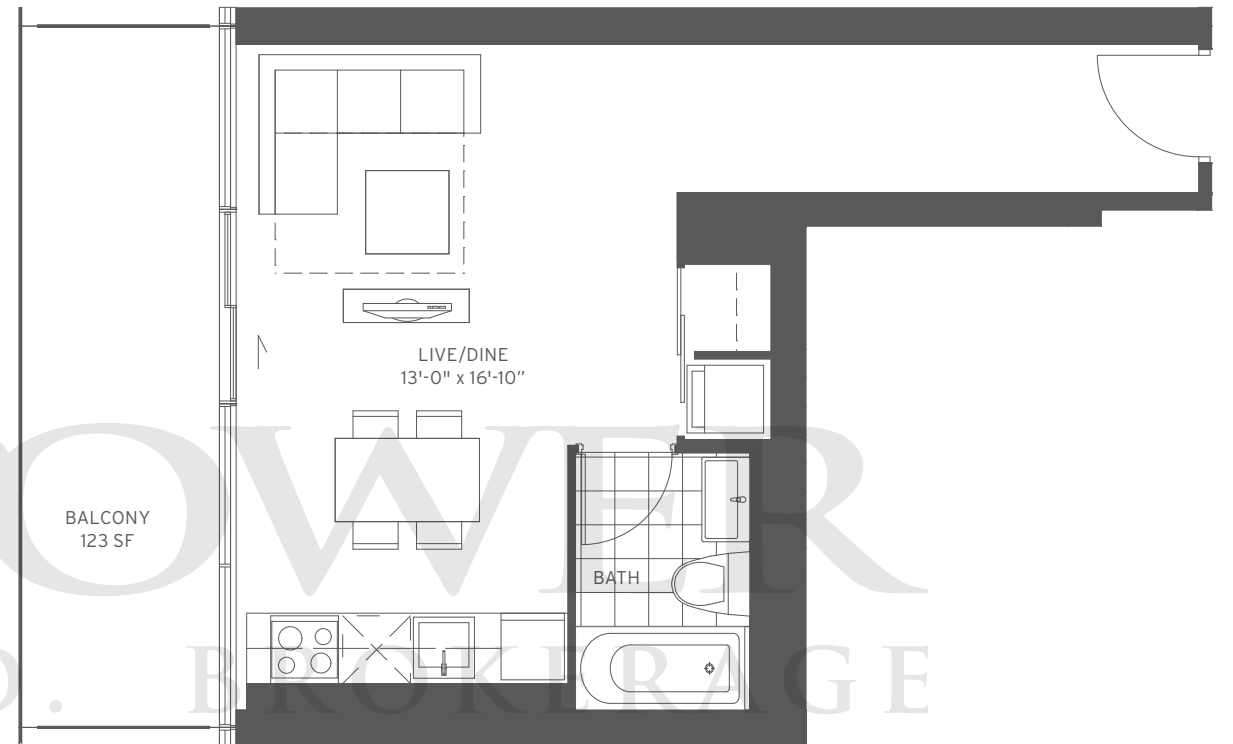


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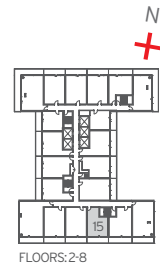


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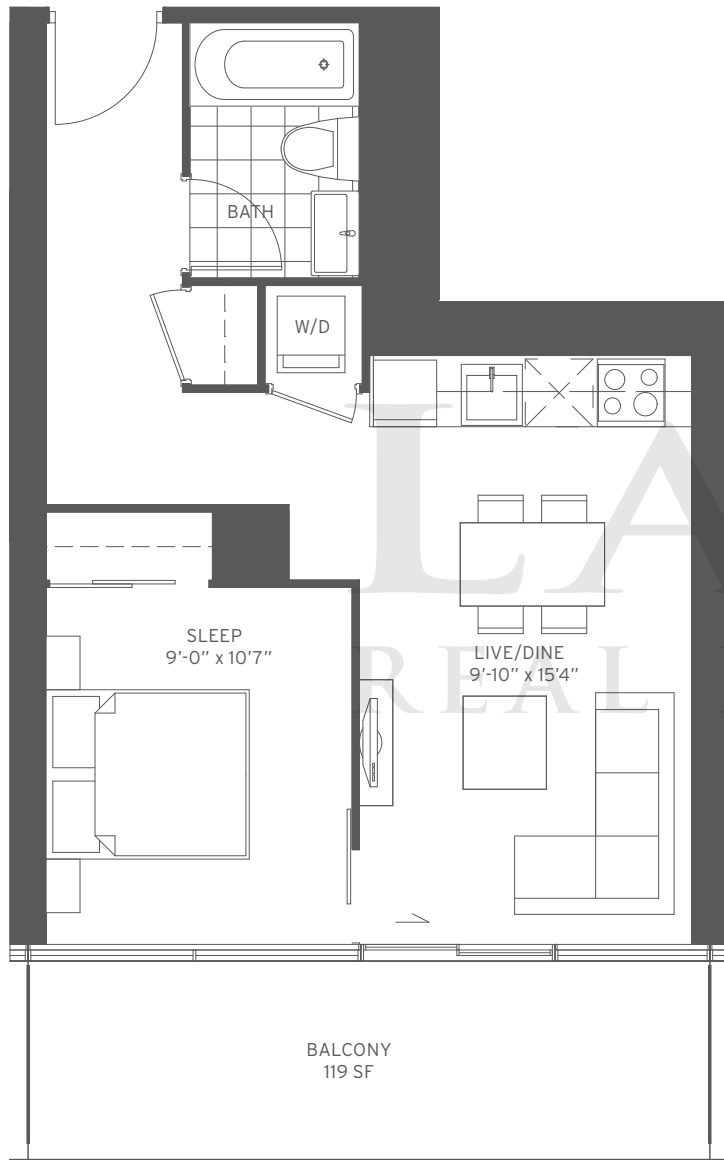


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P20A

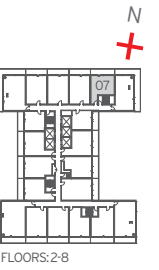


ONE BEDROOM INTERIOR 498 SF

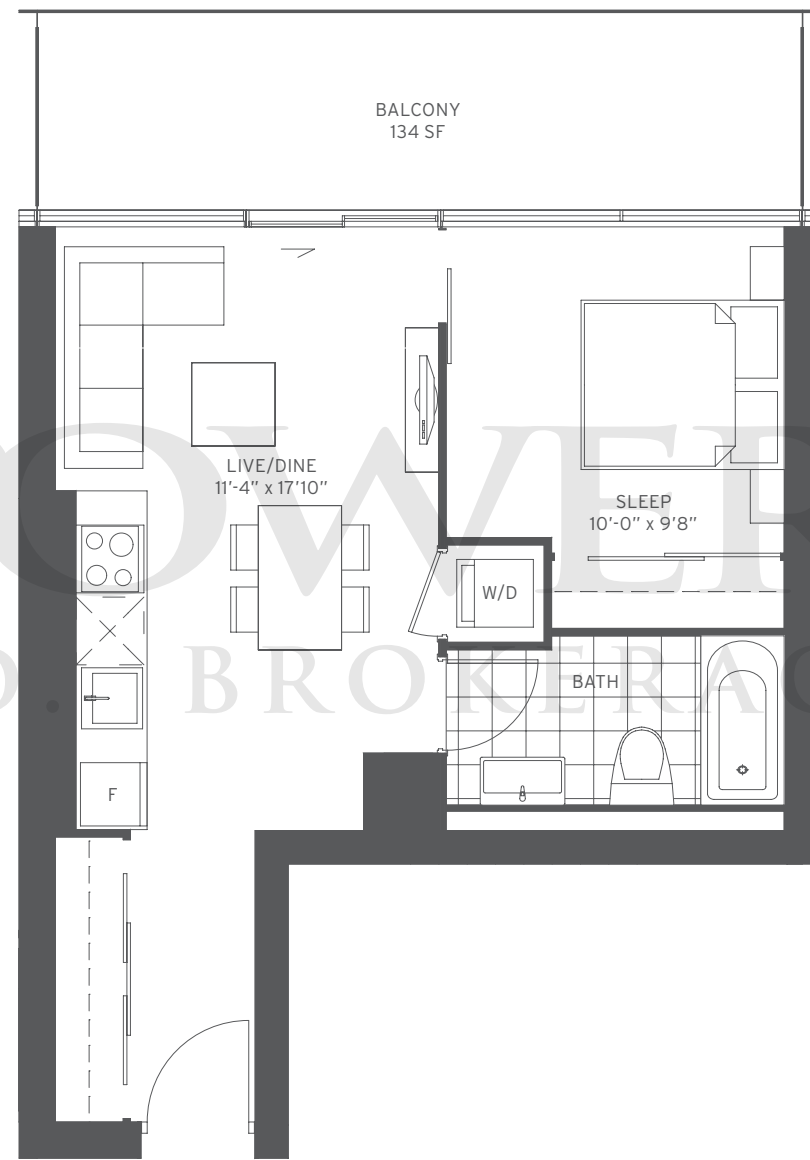


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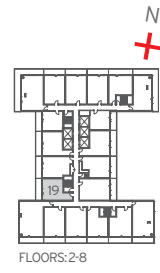


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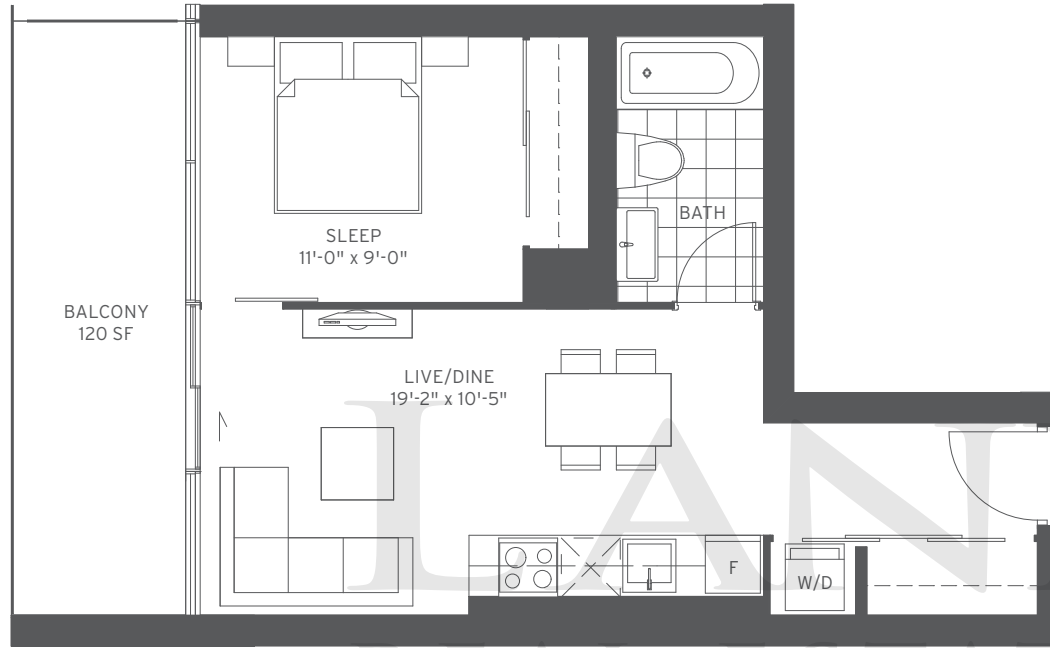


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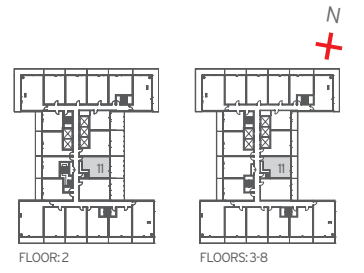


ONE BEDROOM INTERIOR 509 SF

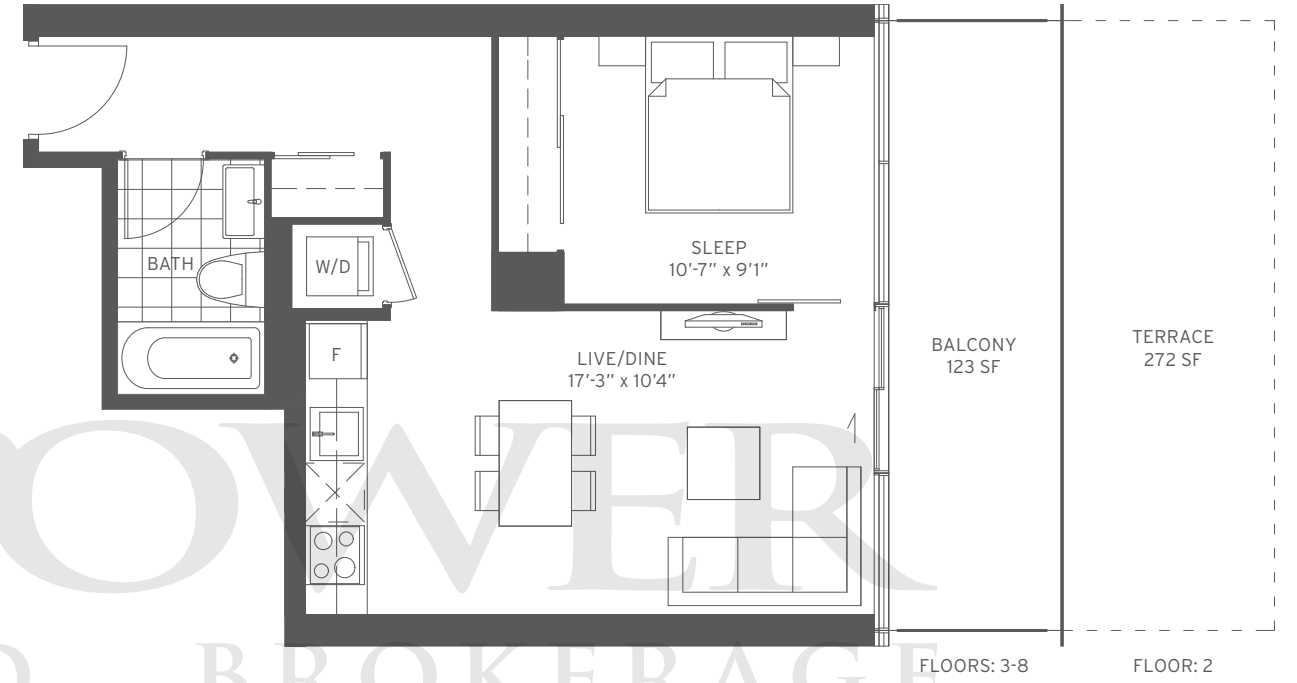


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P19



ONE BEDROOM INTERIOR 520 SF

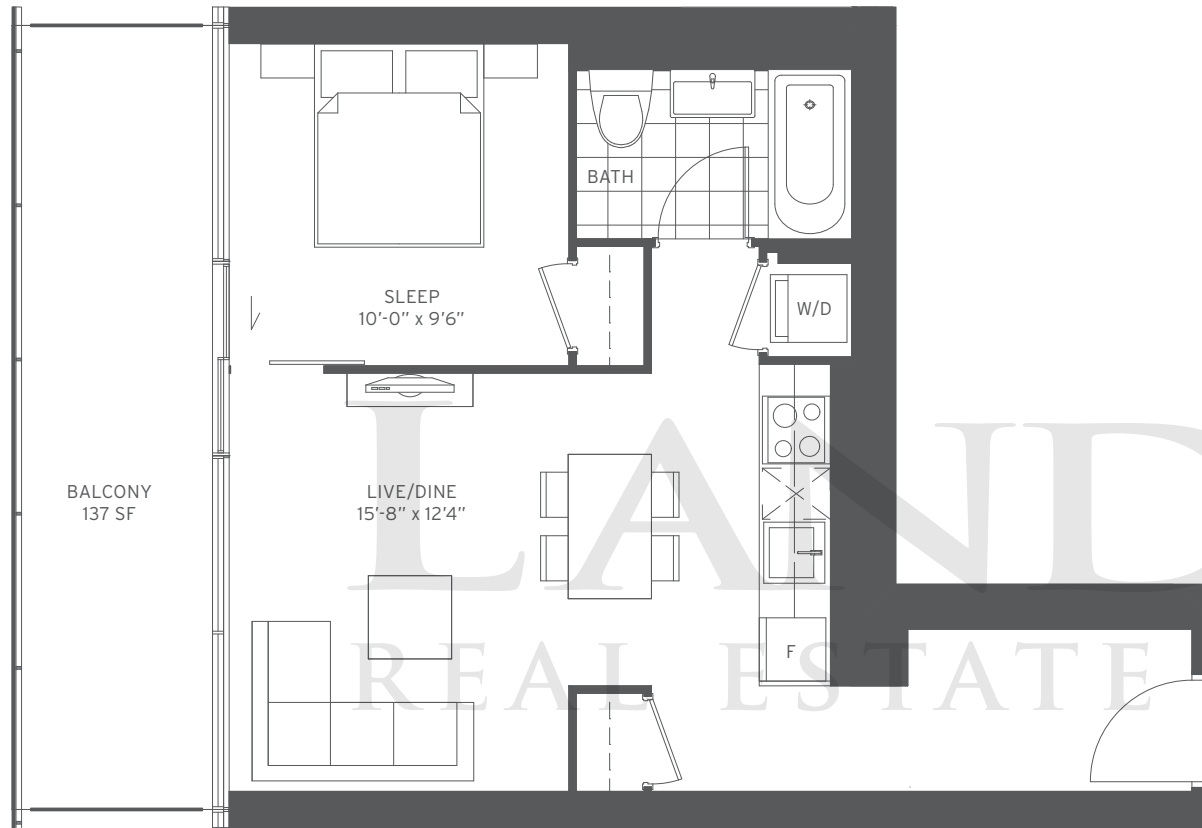


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P11



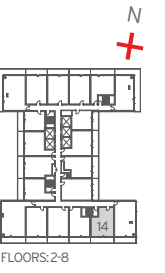
ONE BEDROOM INTERIOR 529 SF



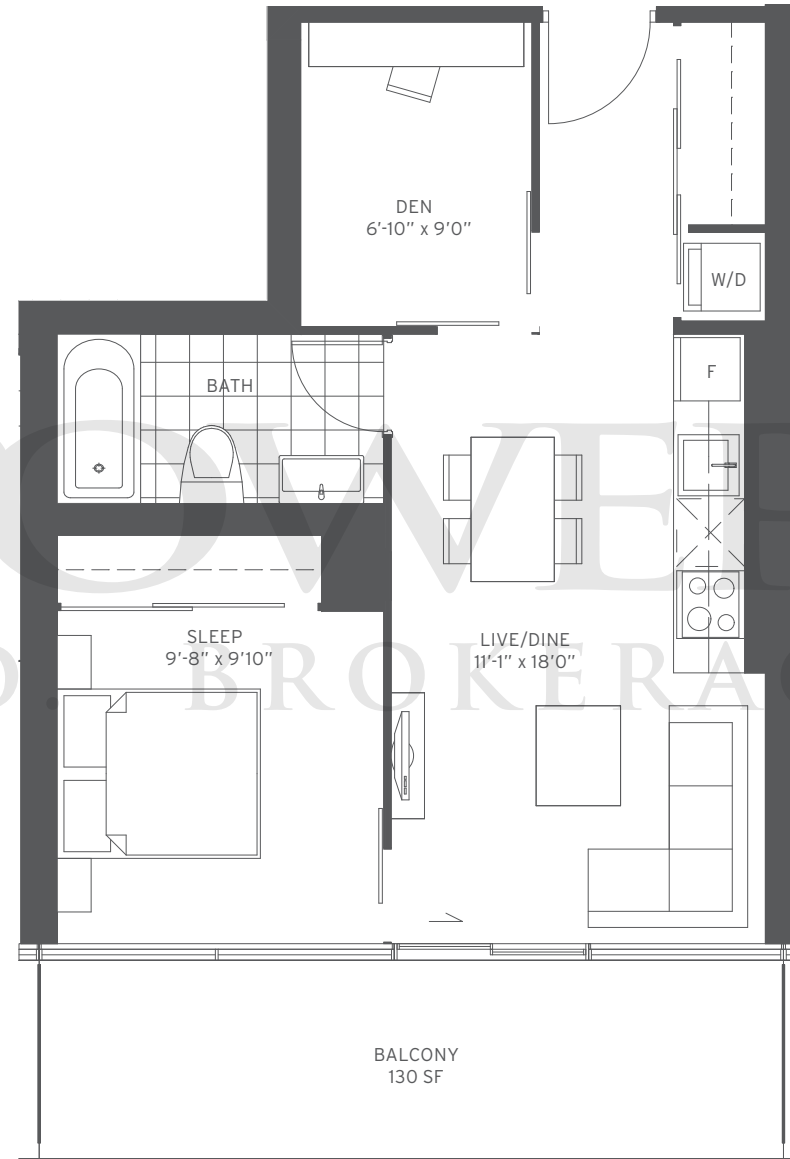
FLOORS: 2-8 & 10
FLOOR: 9 - NO BALCONY

P1

Sizes and specifications subject to change without notice. E. +O.E.

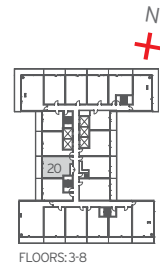


ONE BEDROOM + DEN INTERIOR 561 SF

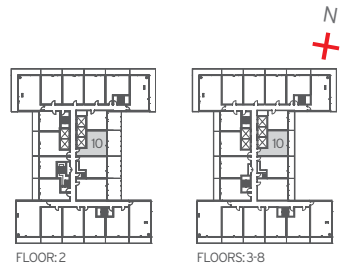
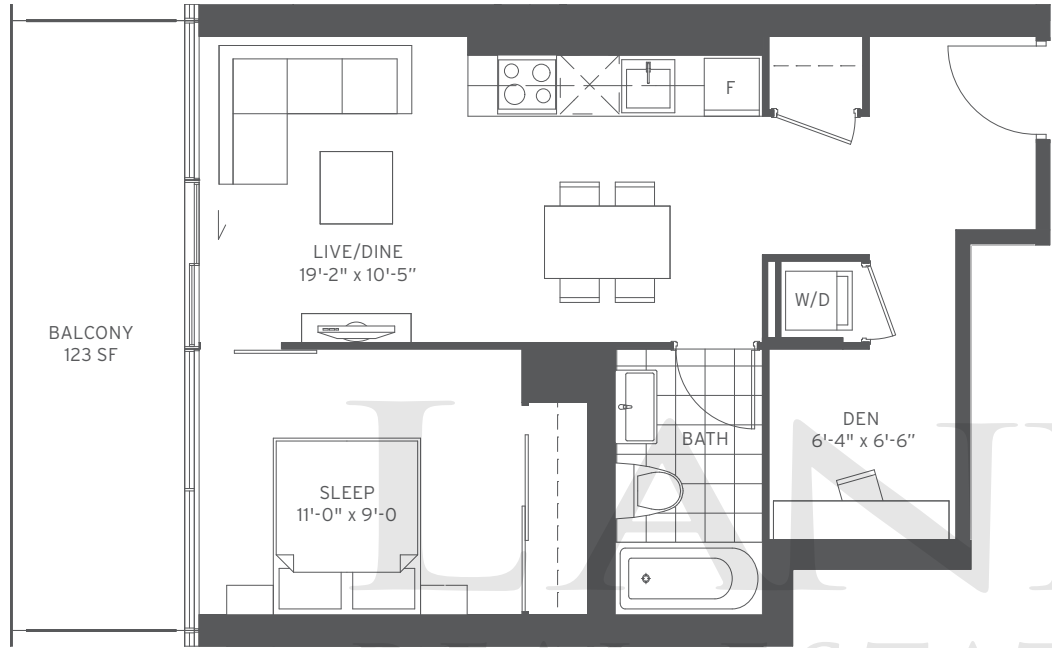


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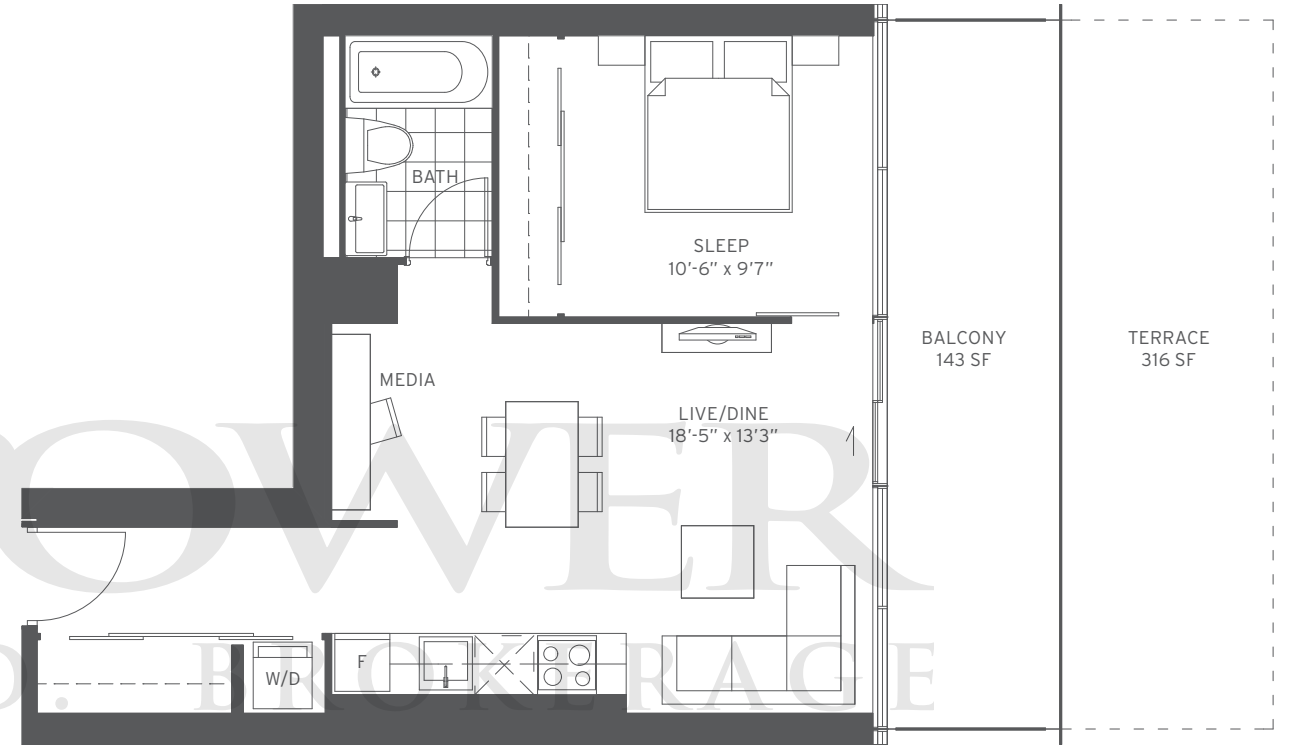
P14



ONE BEDROOM + DEN INTERIOR 561 SF



ONE BEDROOM + MEDIA INTERIOR 562 SF

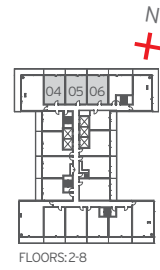


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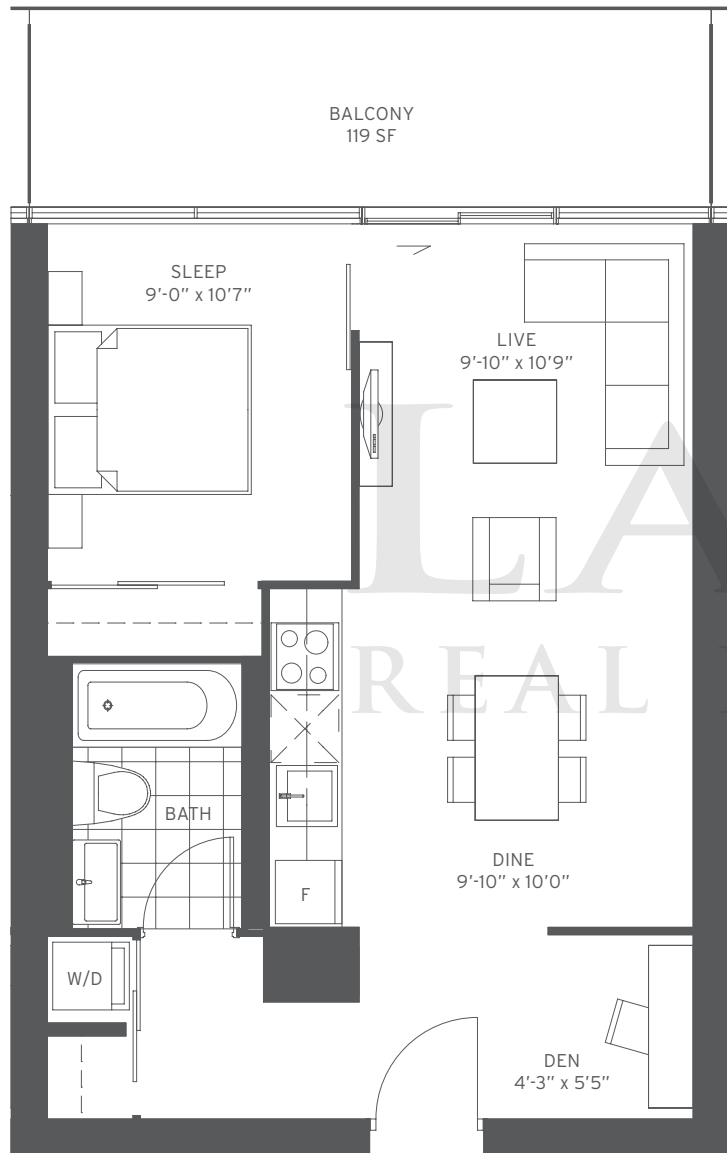
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Sizes and specifications subject to change without notice. E. +O.E.

P10

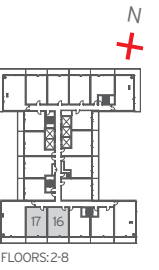


ONE BEDROOM + DEN INTERIOR 564 SF

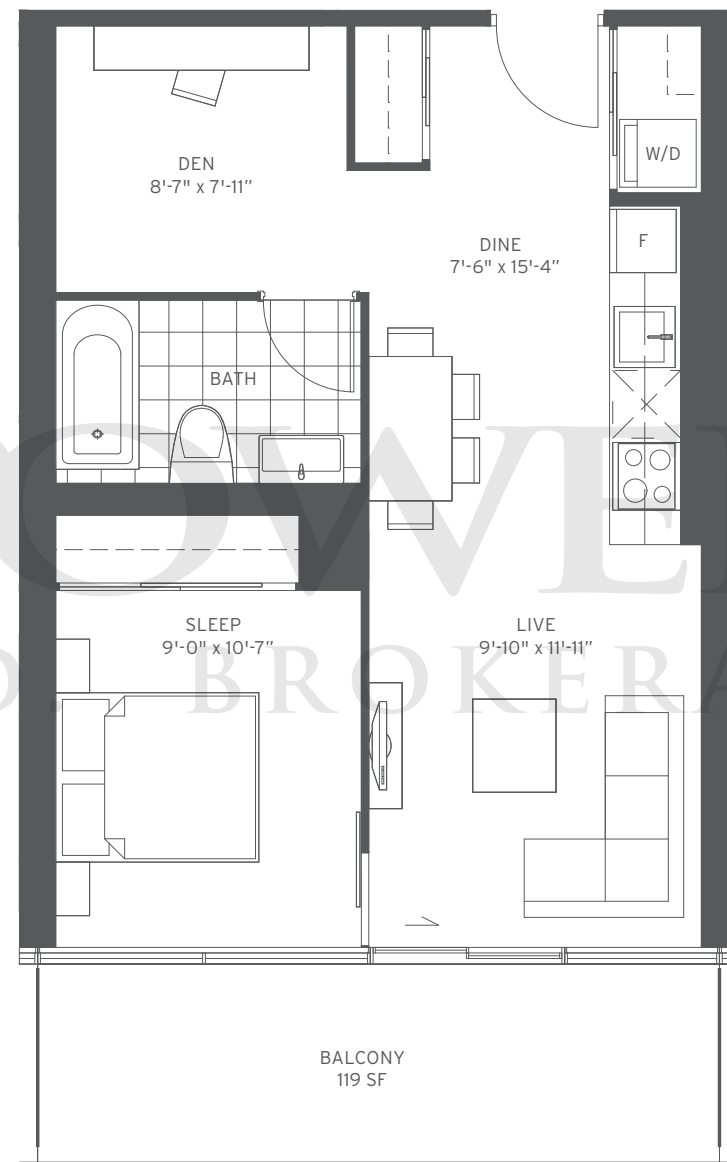


Sizes and specifications subject to change without notice. E. +O.E.

P4/5/6

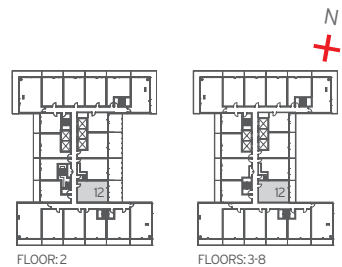


ONE BEDROOM + DEN INTERIOR 568 SF

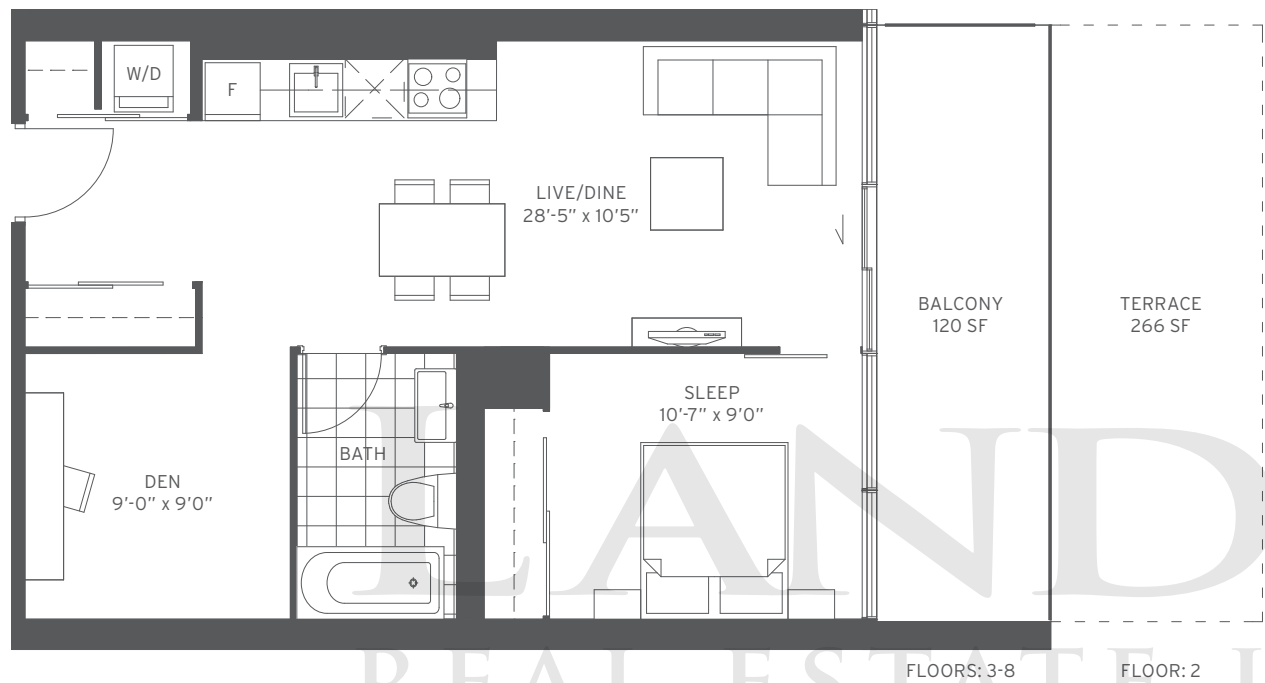


Sizes and specifications subject to change without notice. E. +O.E.

P16/17

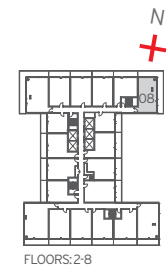


ONE BEDROOM + DEN INTERIOR 629 SF

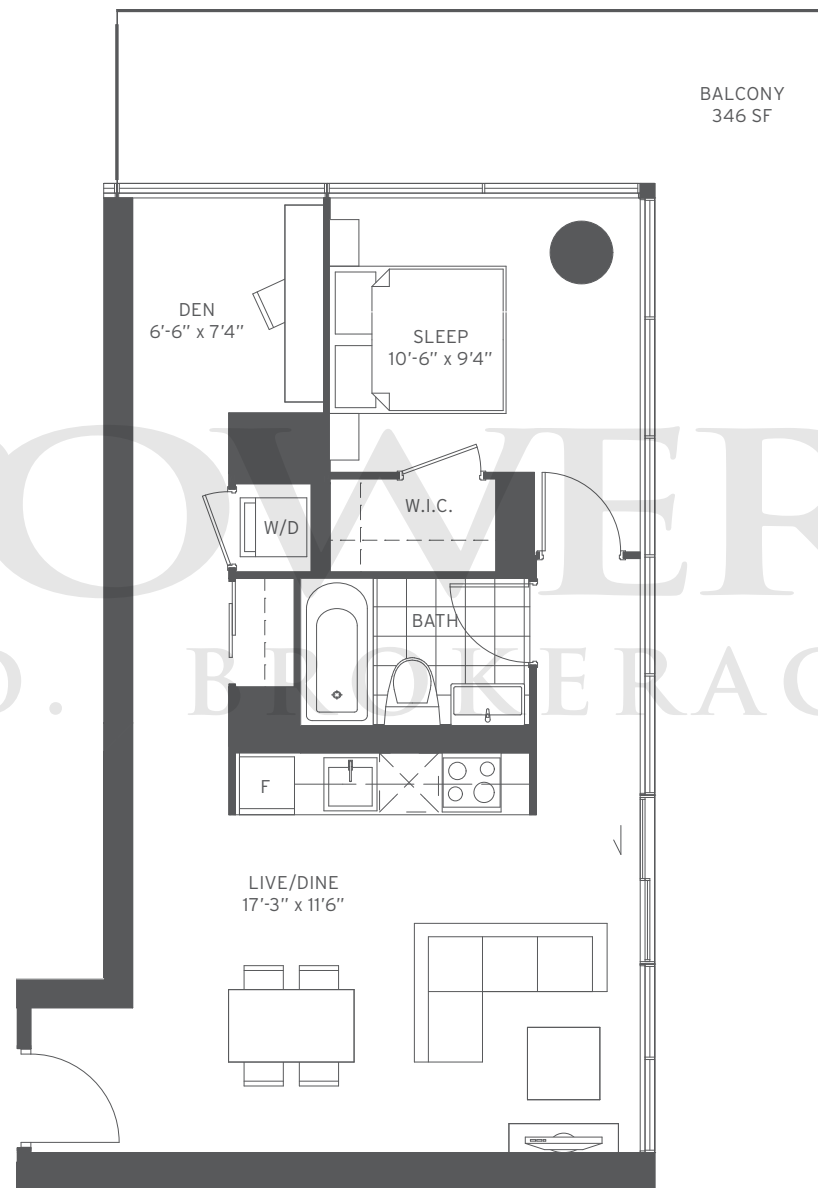


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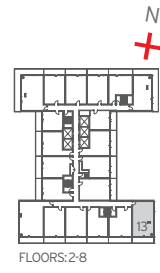


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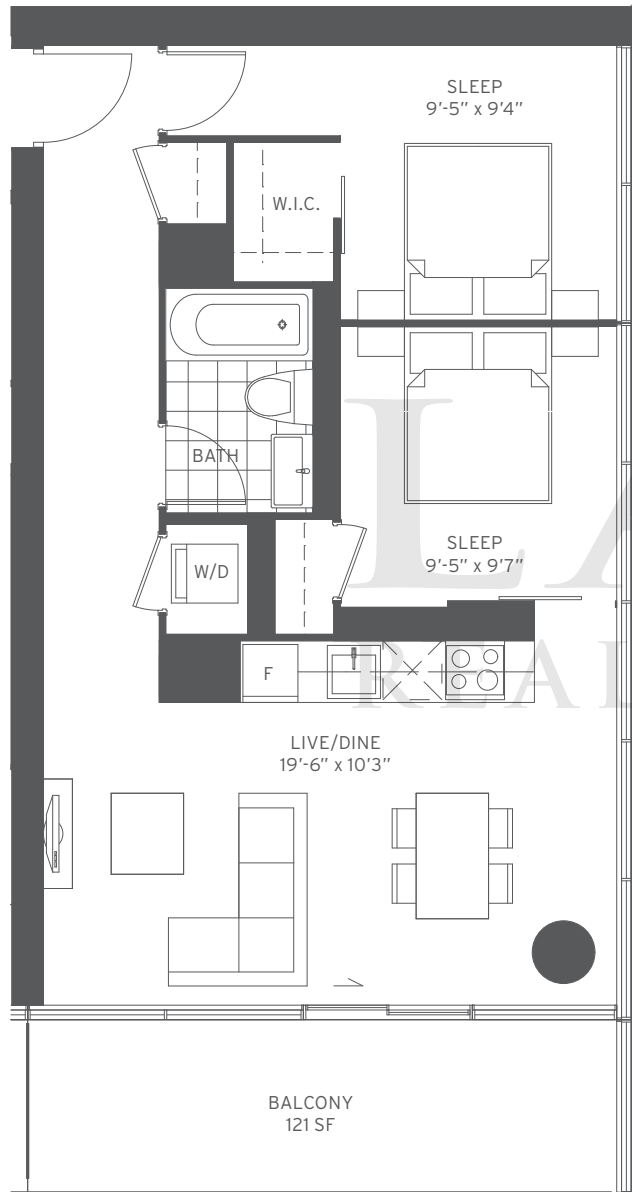


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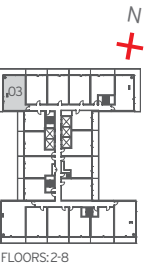


TWO BEDROOM INTERIOR 709 SF

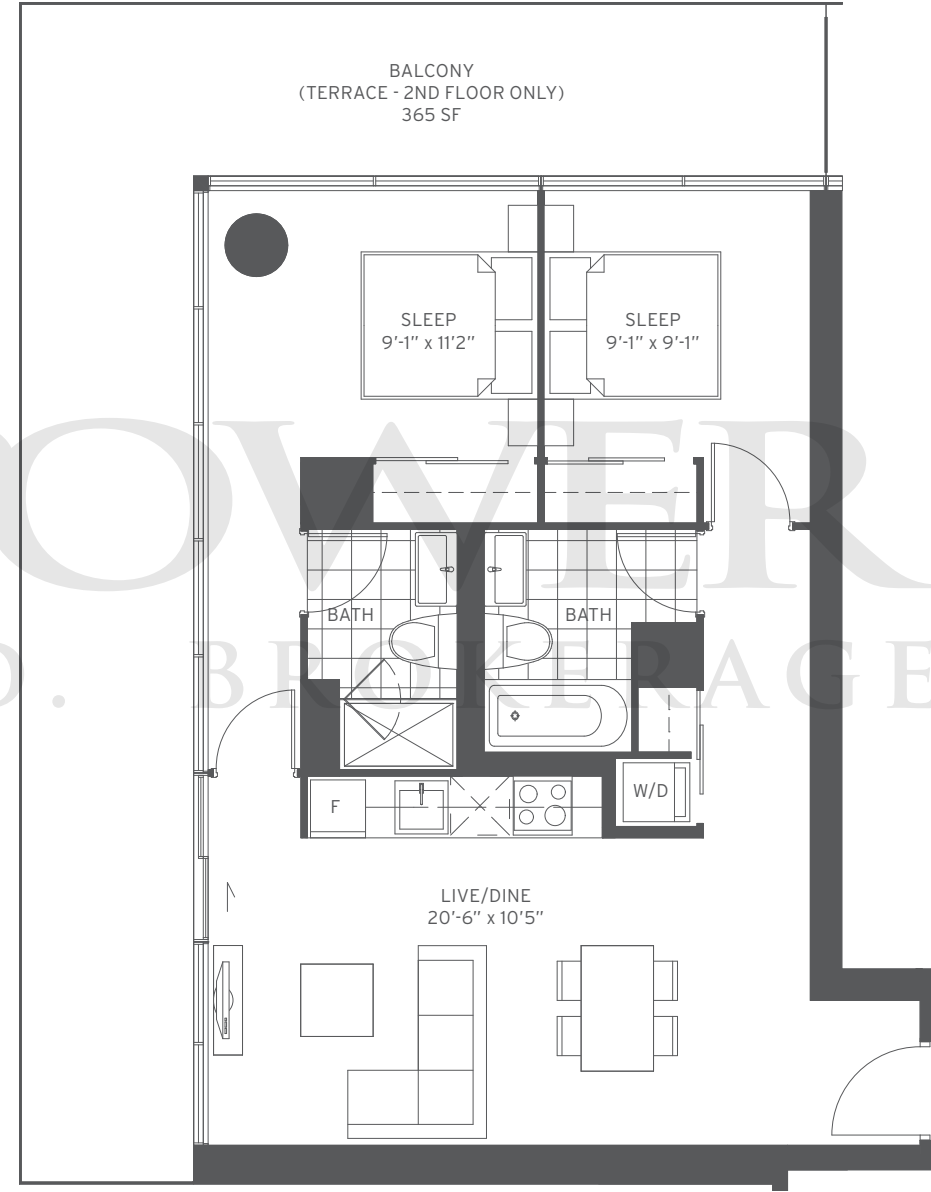


Sizes and specifications subject to change without notice. E. +O.E.

P13

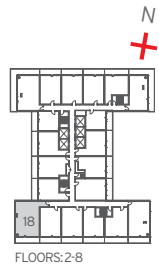


TWO BEDROOM INTERIOR 757 SF



Sizes and specifications subject to change without notice. E. +O.E.

P3



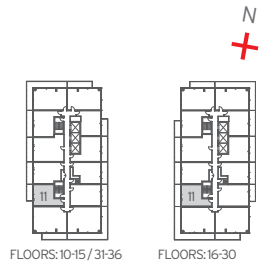
TWO BEDROOM INTERIOR 850 SF

**Tower
suites**

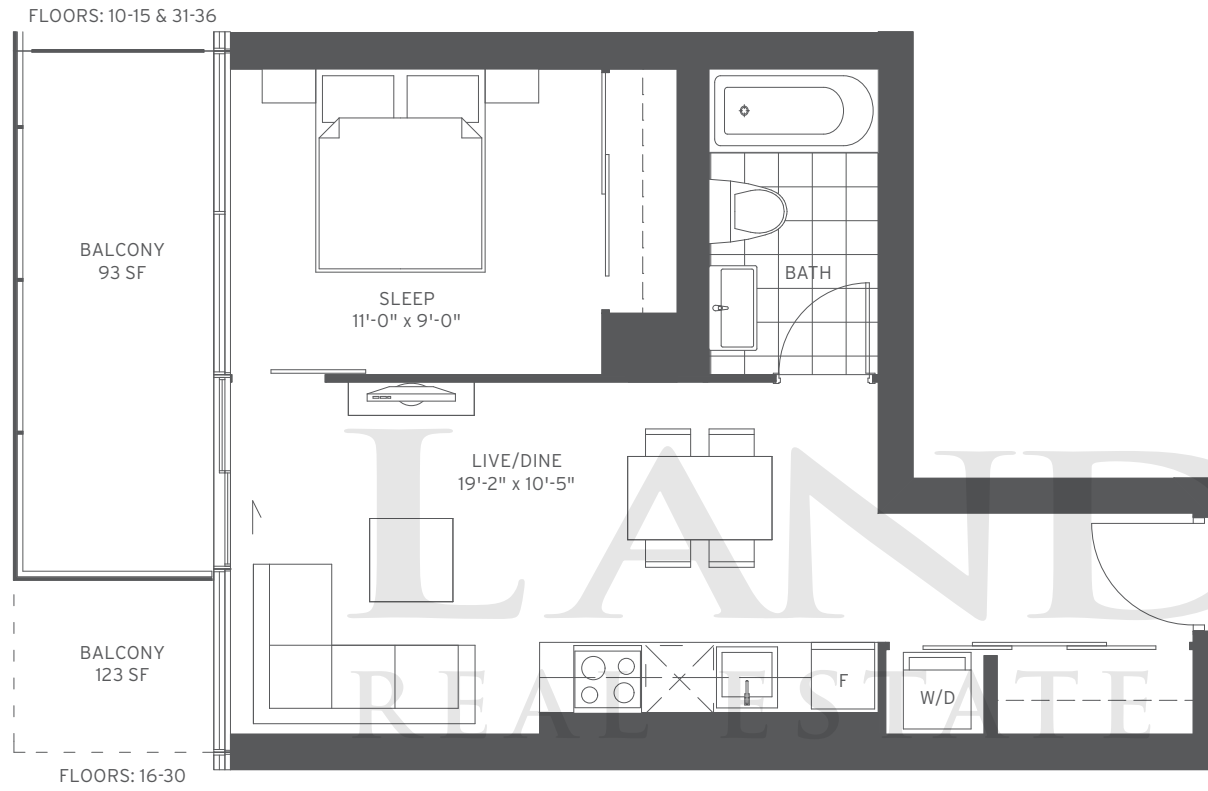


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P18

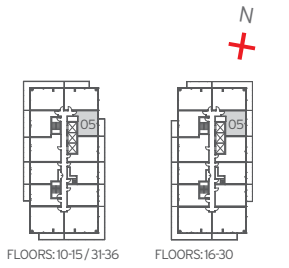


ONE BEDROOM INTERIOR 499 SF

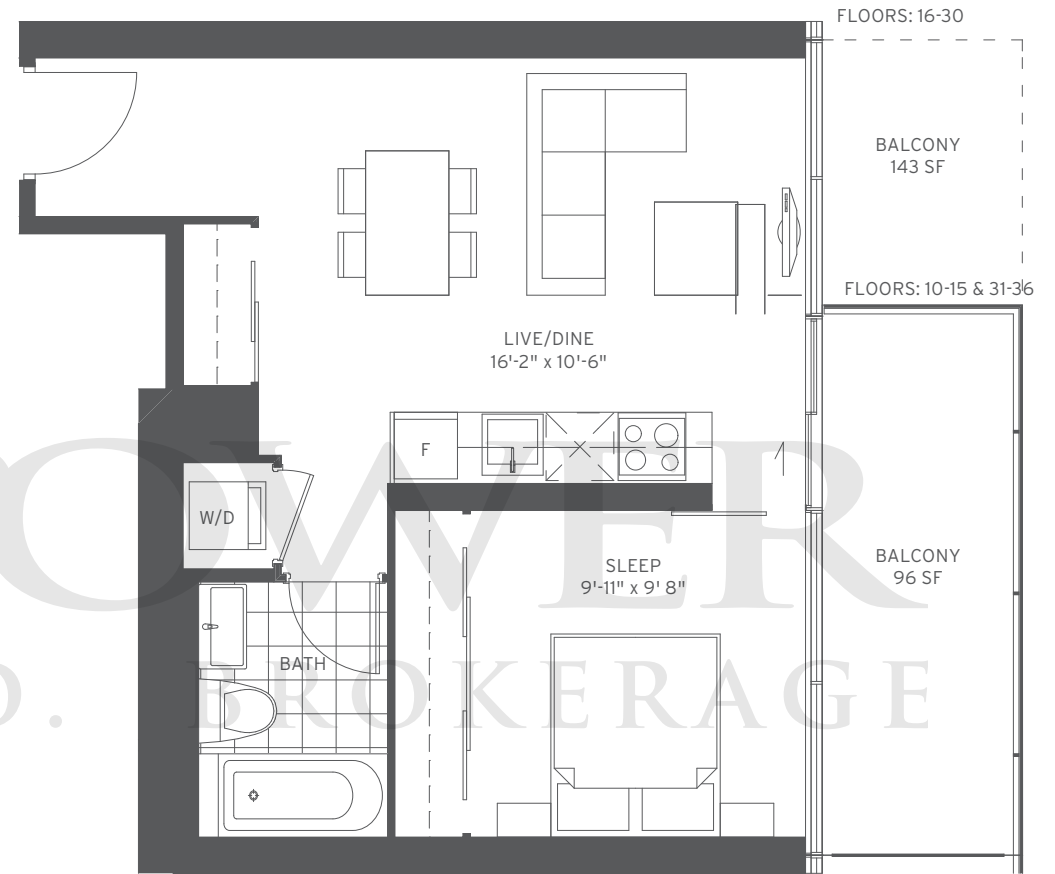


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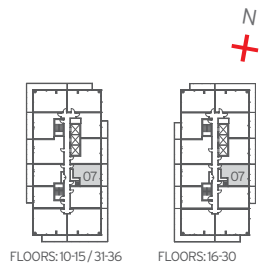


ONE BEDROOM INTERIOR 503 SF

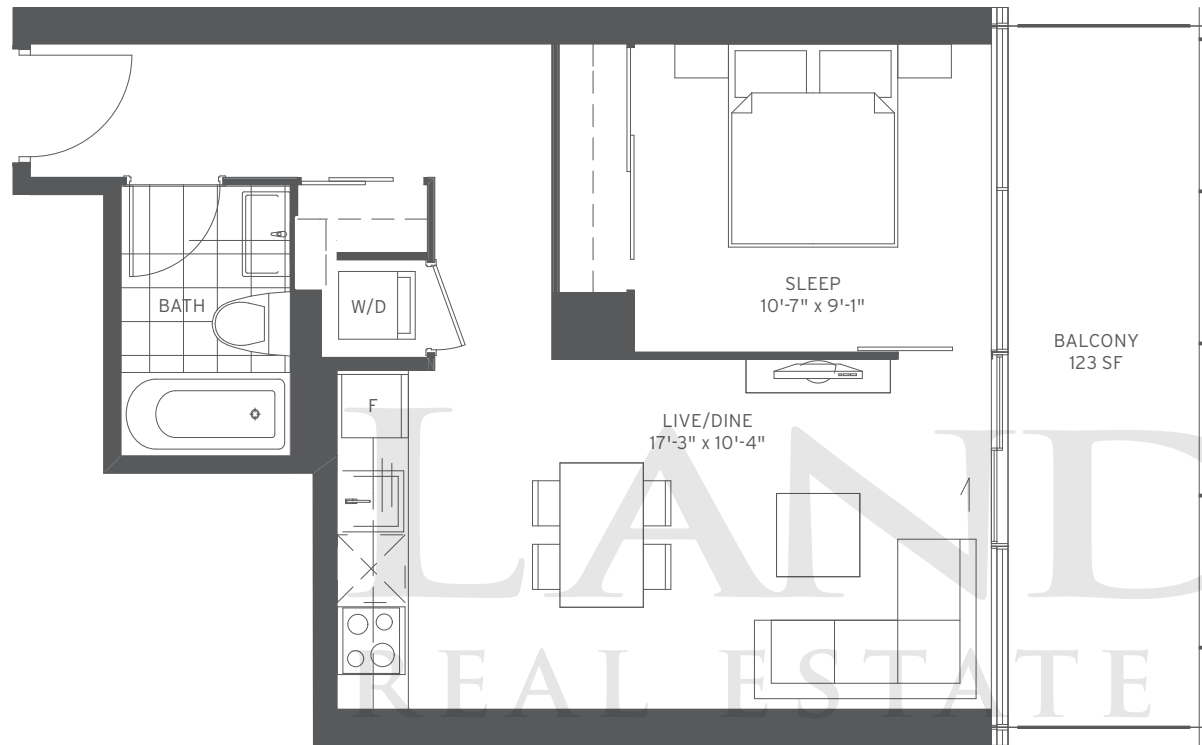


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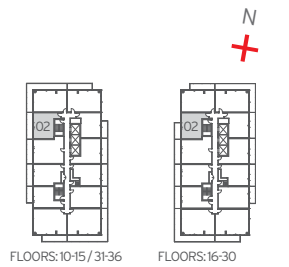


ONE BEDROOM INTERIOR 520 SF

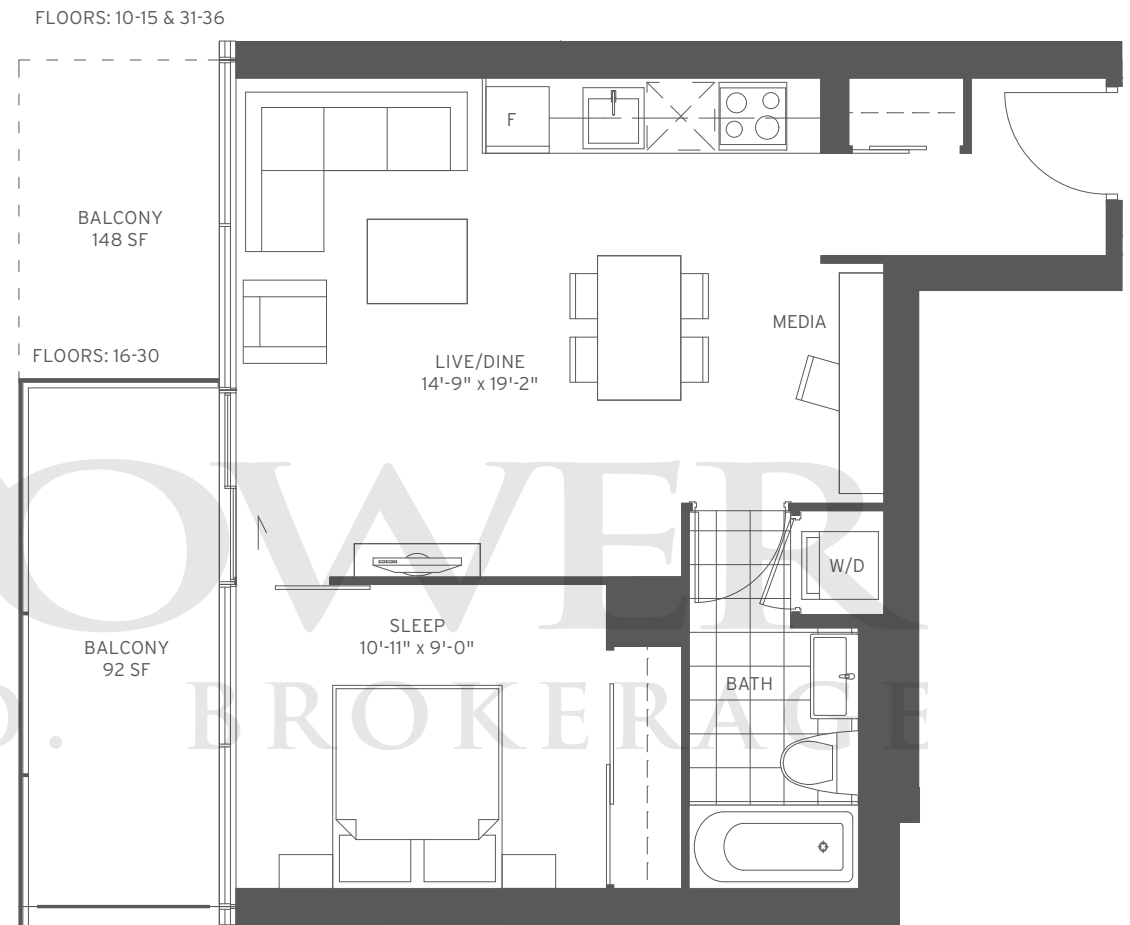


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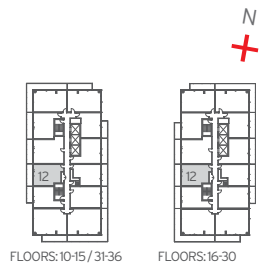


ONE BEDROOM + MEDIA INTERIOR 555 SF

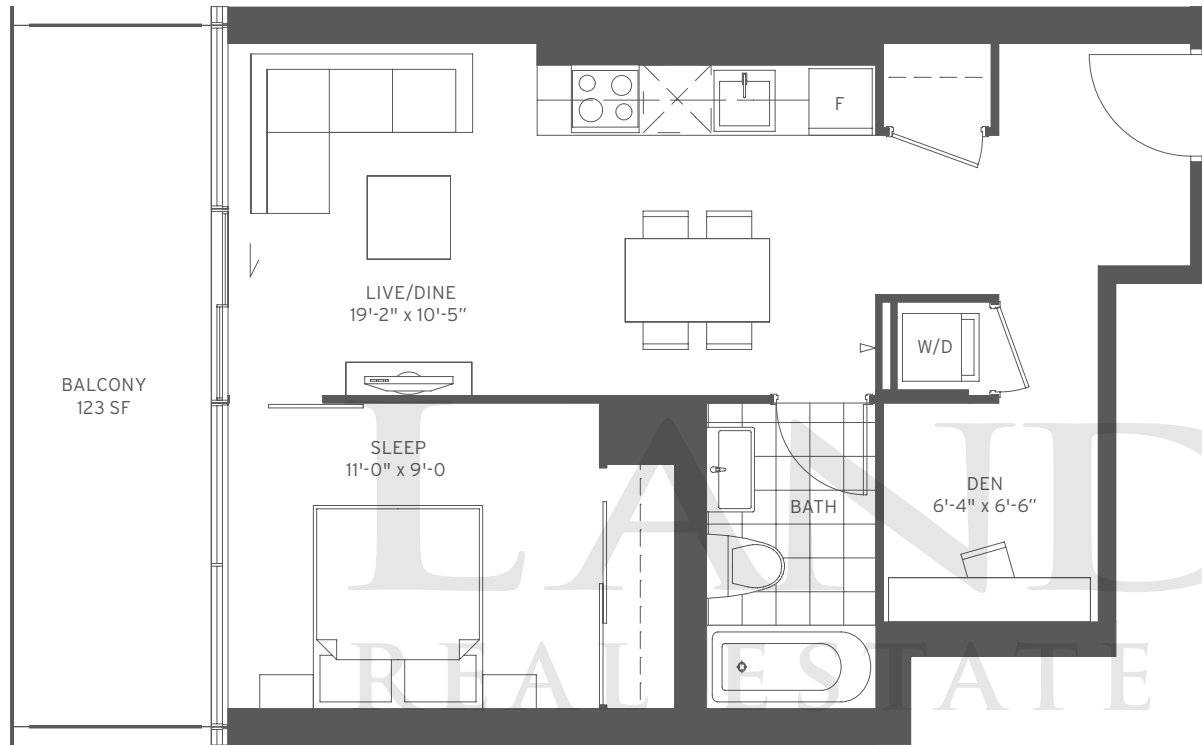


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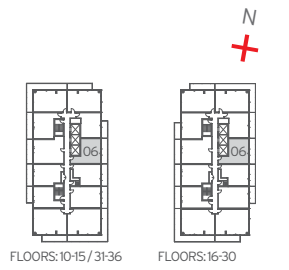


ONE BEDROOM + DEN INTERIOR 561 SF

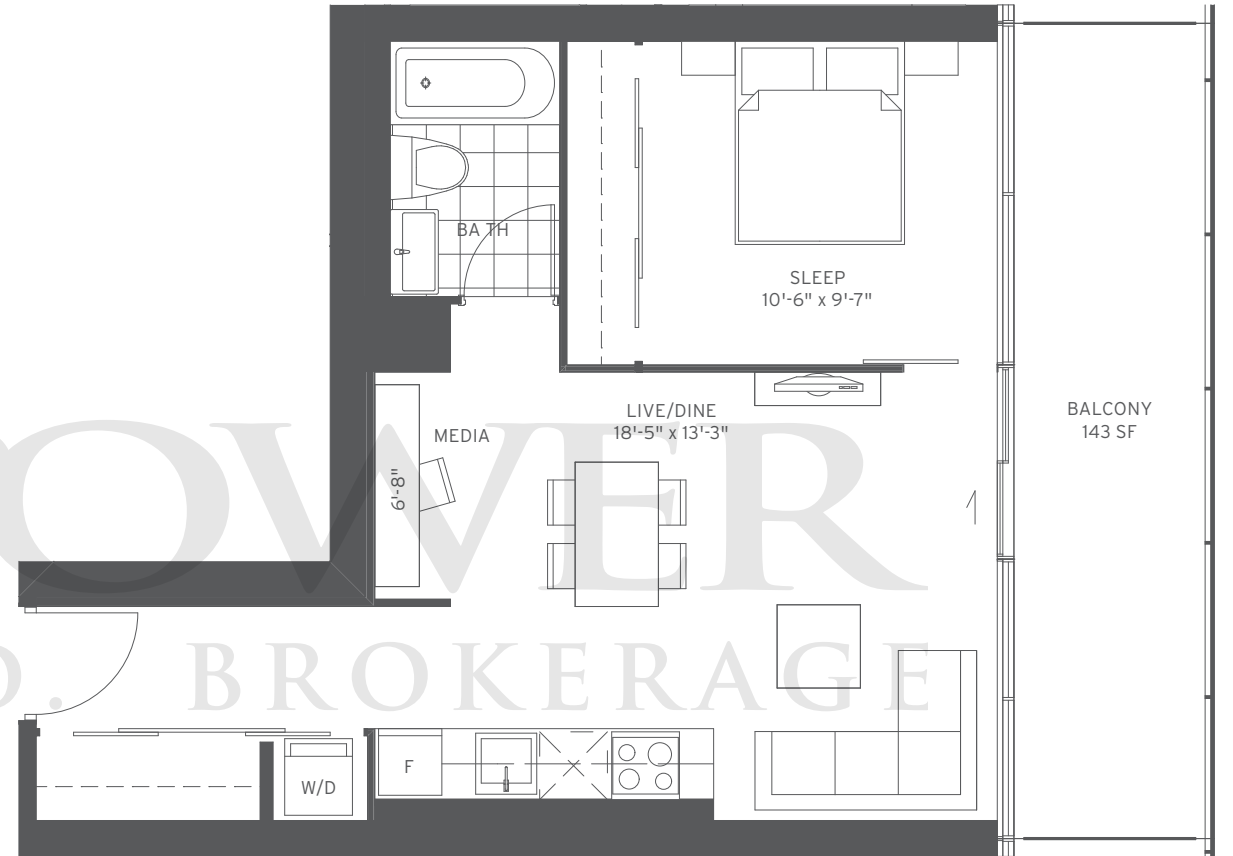


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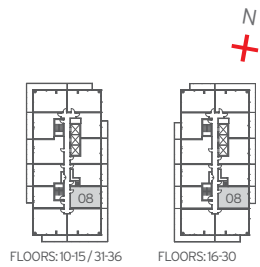


ONE BEDROOM + MEDIA INTERIOR 562 SF

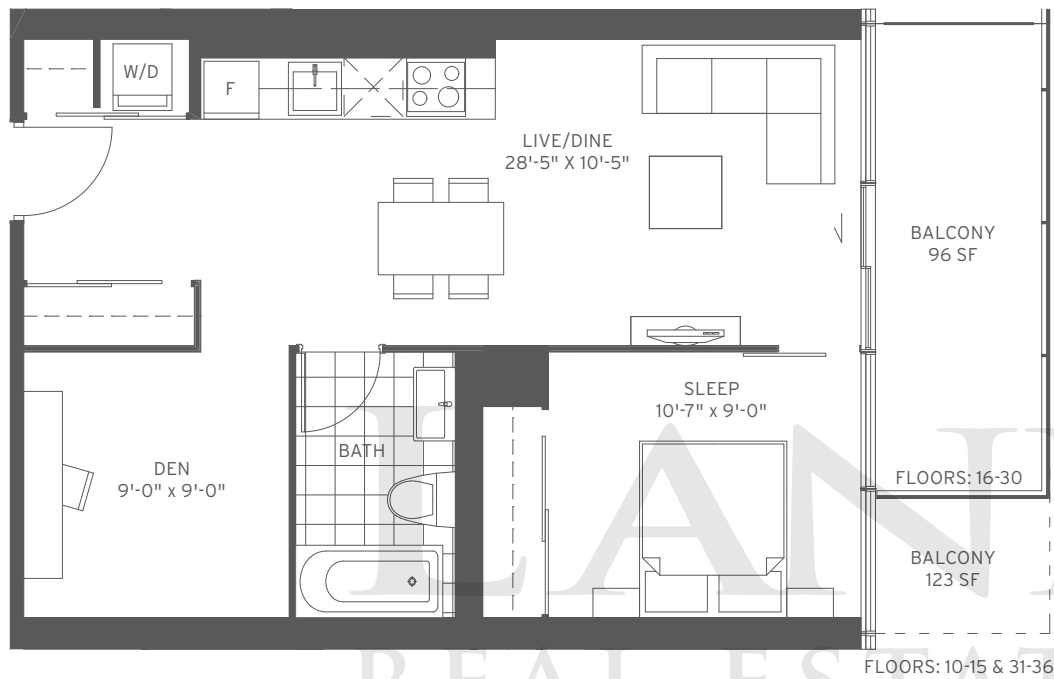


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Sizes and specifications subject to change without notice. E. +O.E.

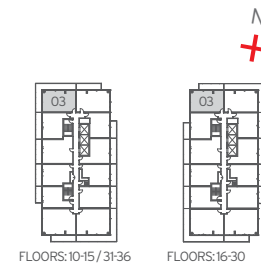


ONE BEDROOM + DEN INTERIOR 613 SF

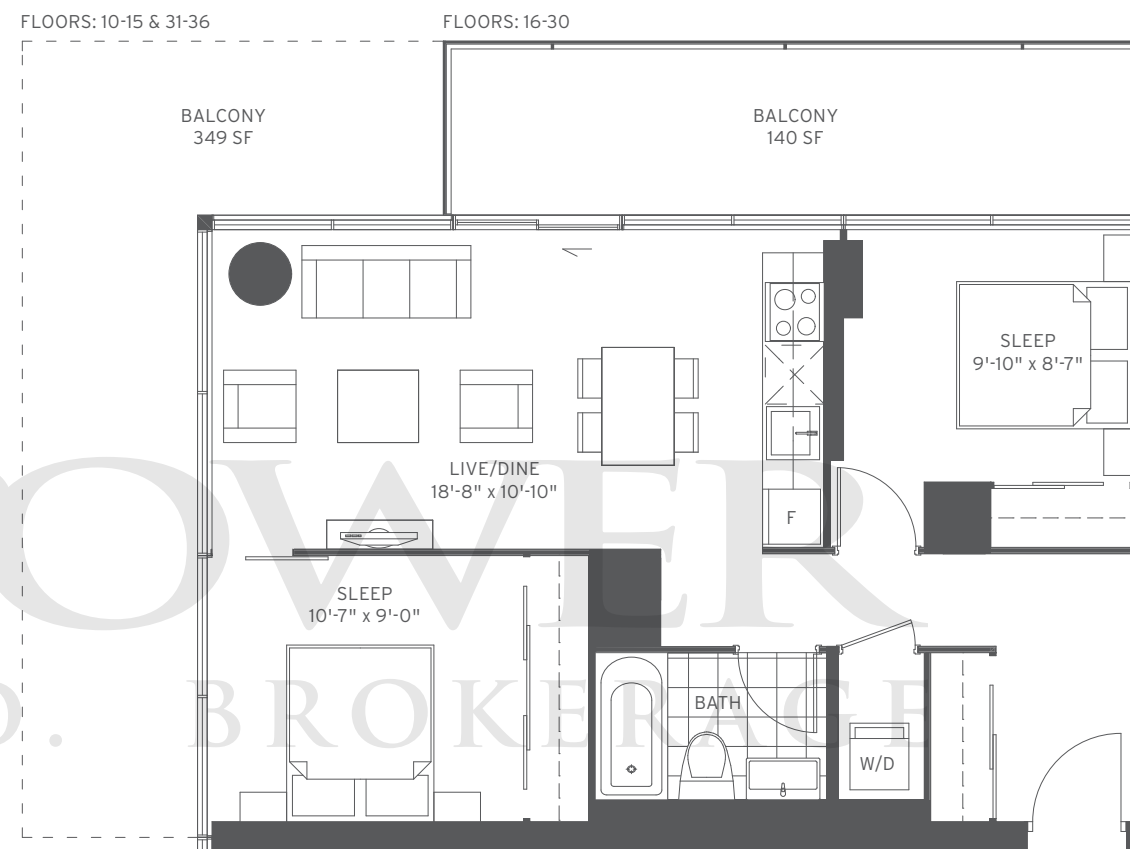


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Sizes and specifications subject to change without notice. E. +O.E.

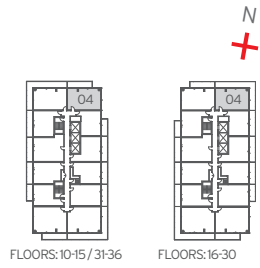


TWO BEDROOM INTERIOR 681 SF

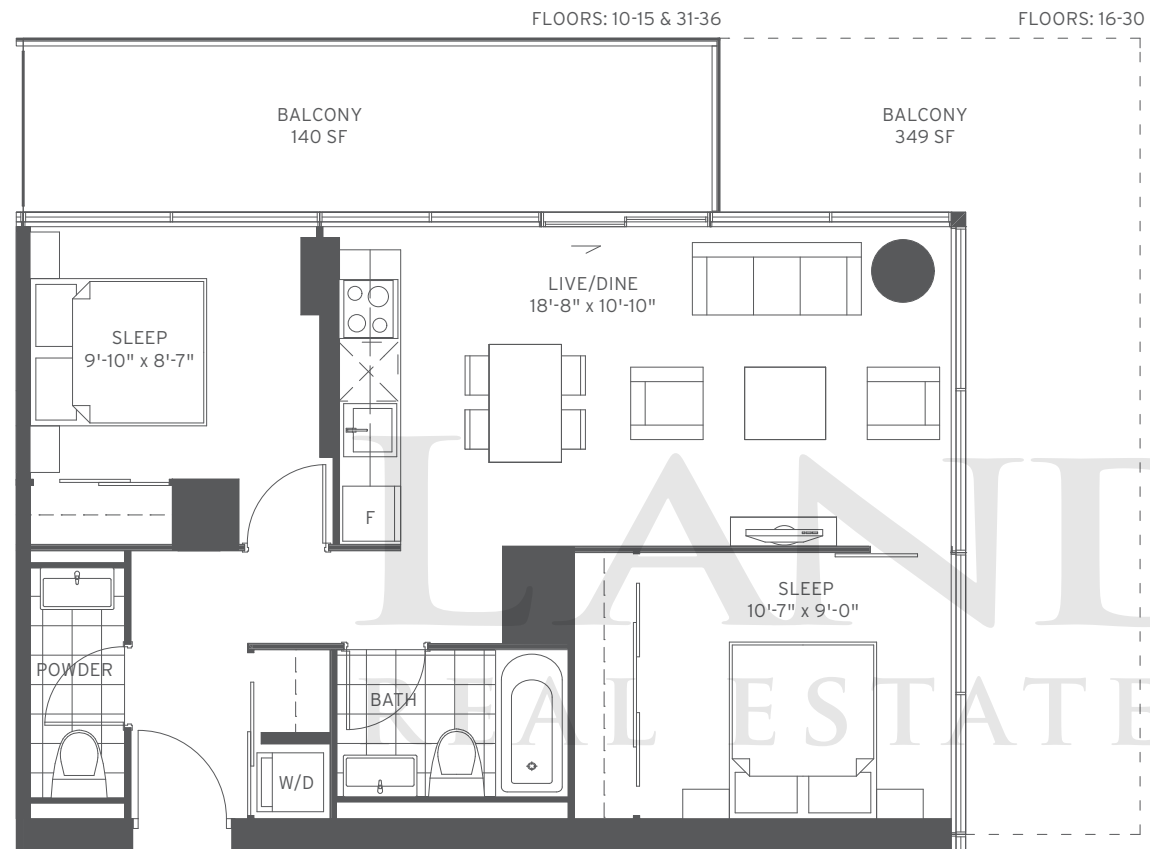


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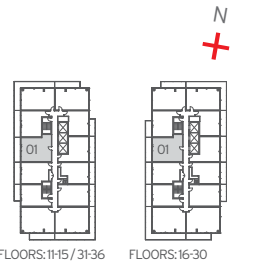


TWO BEDROOM INTERIOR 681 SF

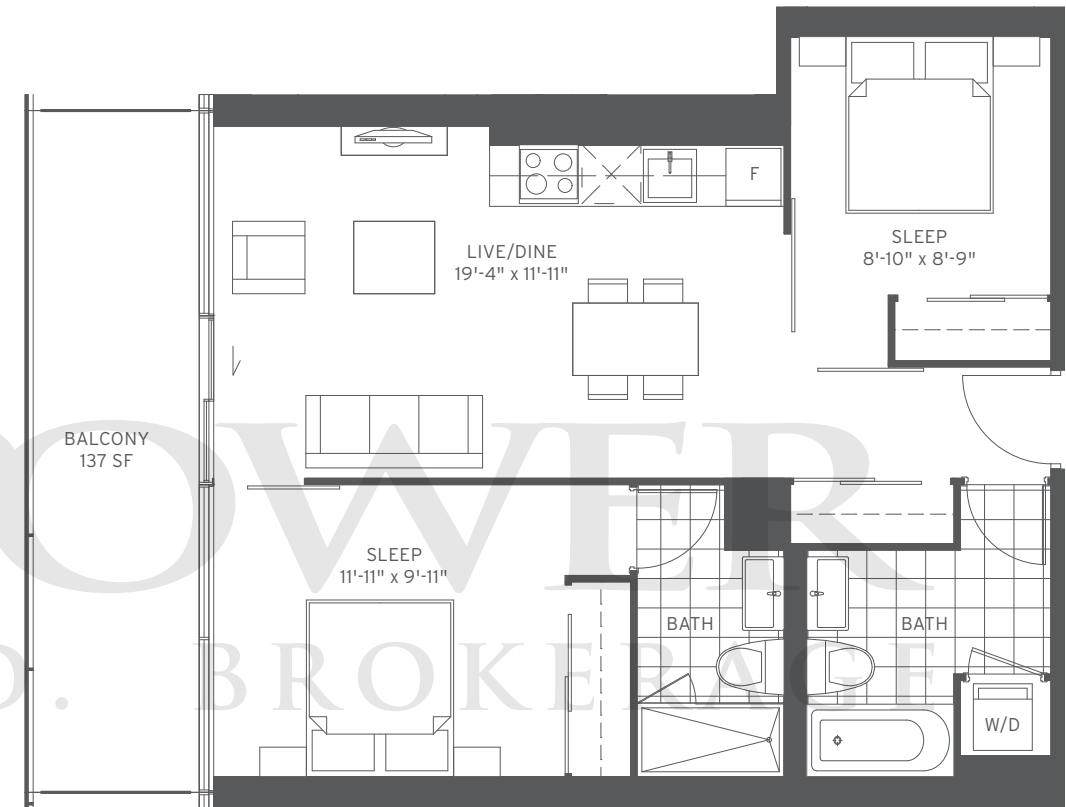


Sizes and specifications subject to change without notice. E. +O.E.

4

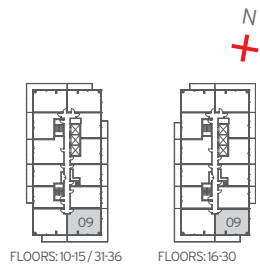


TWO BEDROOM INTERIOR 714 SF

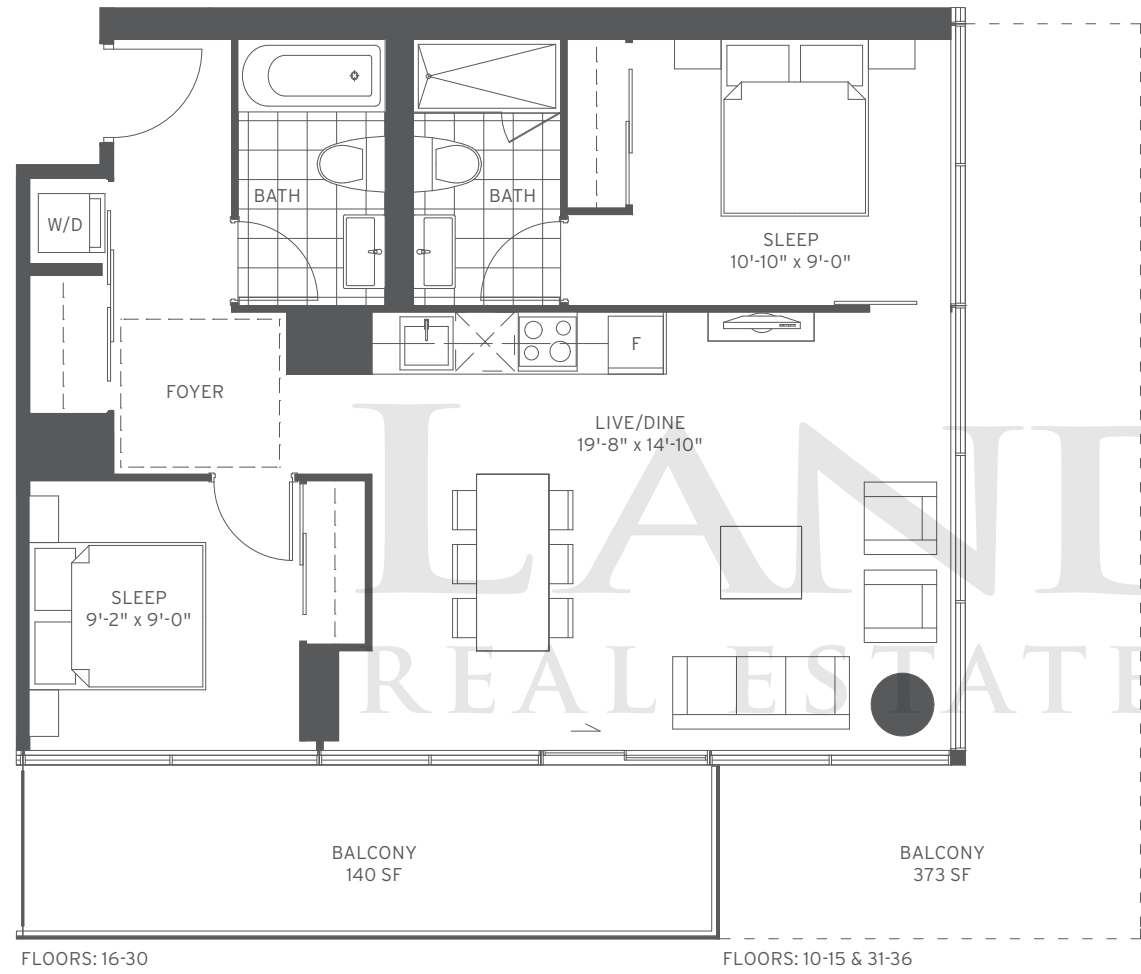


Sizes and specifications subject to change without notice. E. +O.E.

1



TWO BEDROOM INTERIOR 794 SF

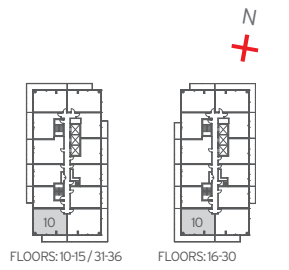


FLOORS: 16-30

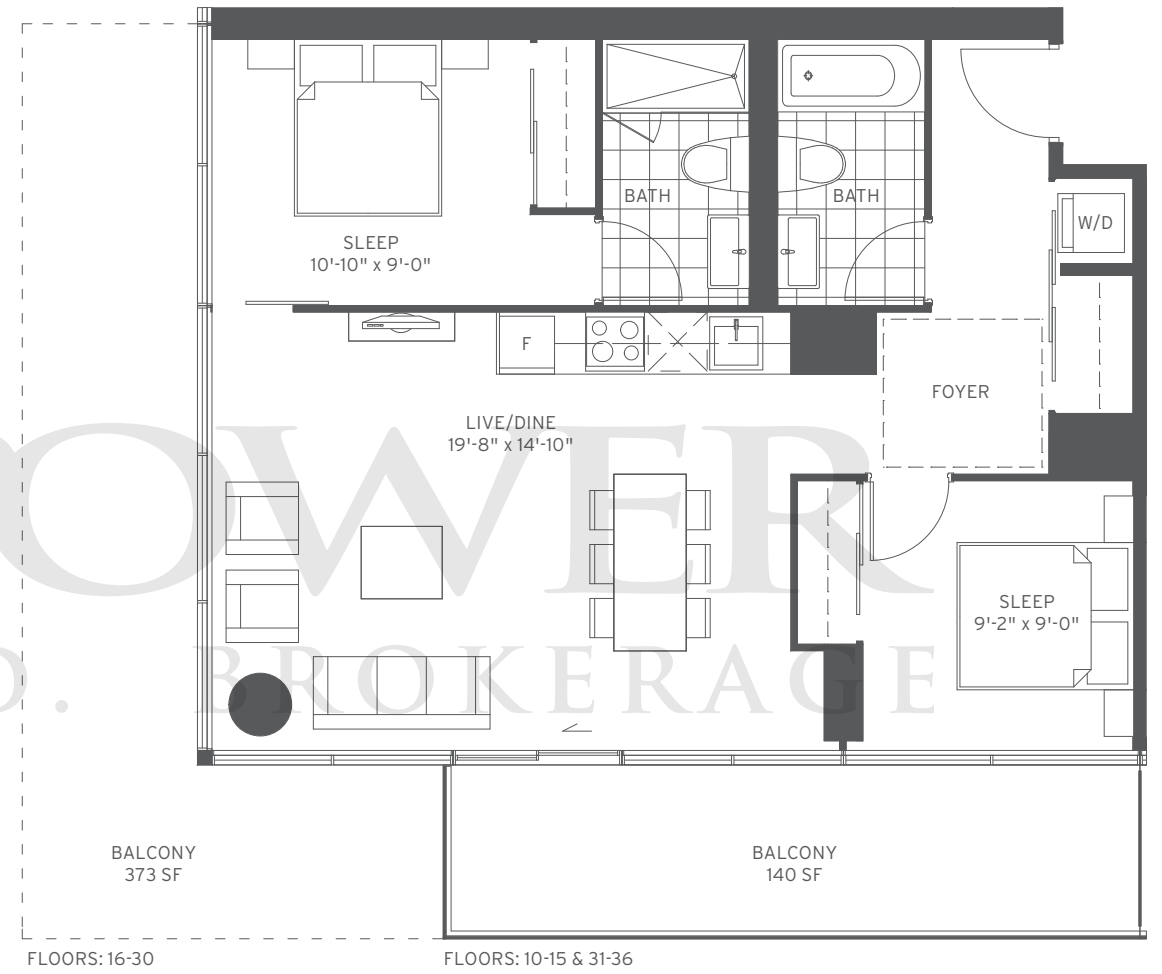
FLOORS: 10-15 & 31-36

9

Sizes and specifications subject to change without notice. E. +O.E.



TWO BEDROOM INTERIOR 794 SF



FLOORS: 16-30

FLOORS: 10-15 & 31-36

10

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THE FREED DIFFERENCE



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CONDOMINIUMS AT YONGE + EGLINTON

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Best Opportunity
In Toronto.

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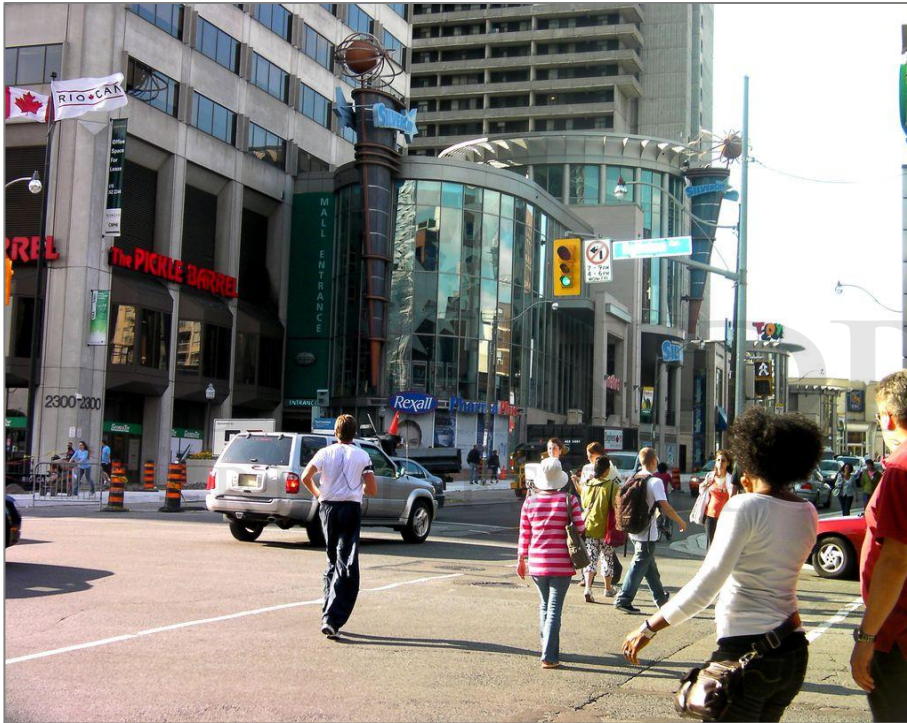
Design
has arrived
in midtown.

DEVELOPED BY



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42,680 daily pedestrian count at Yonge-Eglinton intersection compared to downtown Bay-Dundas daily pedestrian traffic at 35,585

- Yonge -Eglinton area in midtown Toronto is an Anchor Hub in the GTA
- 21,000 people live in Yonge-Eglinton within 1 km of the station
- 16,800 jobs within 1 km of the Yonge-Eglinton station
- 76% or 15,960 people rent their homes
- Ages 25 to 46 – Young & Eligible
- \$76,749 average household income with 56% only single households
- Top 2 reasons for choosing to live in midtown is access to public transit & central location
- 60% take public transit



- Anticipated condominium inventory under construction or in pre-construction sales stage totals 2,572 units (Berwick, Allure, Madison, 30 Roe, 101 Erskine, Econdos)
- Shortage of future condominium supply to meet rental demand
- Future shopping centres, retail and businesses
- New jobs coming to the area
- LRT to draw new growth in the commercial and retail as employers lease space close to transit

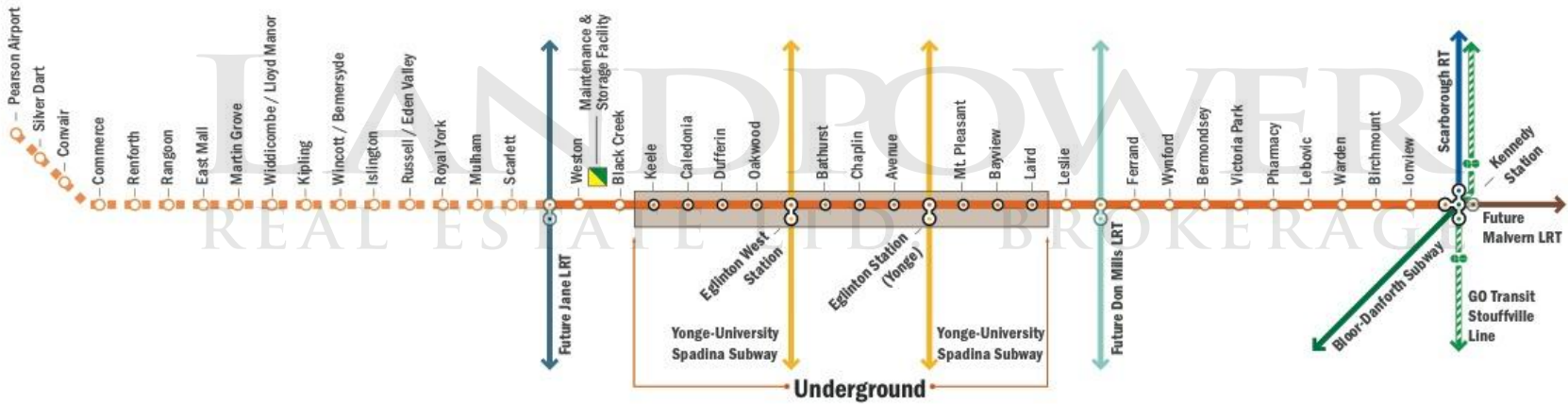
Eglinton-Scarborough Crosstown LRT



- \$8.4 billion dollar infrastructure investment
- Connects between 52 km of new light rail transit
- Links to 54 local bus routes, three TTC interchange subway stations and GO Transit.
- Will run underground from Black Creek Drive to Laird Avenue, and above ground to Kennedy Station.
- Once complete, will cut transit time in half along this important mid-town corridor.
- Construction is currently underway and expected completion is 2020.



Eglinton Crosstown LRT



	Phase One	19 km	27 stops
	Phase Two	14 km	16 stops

Transit City Dept. TTC, Nov 2010

Diagram not to scale



Eglinton-Scarborough Crosstown LRT



Estimated travel time from Mount Pleasant using LRT and/or subway to:

Downtown – 15 minutes

York University – 30 minutes

Pearson Airport – 45 minutes

Scarborough – 20 minutes

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CONDOMINIUMS AT YONGE + EGLINTON

Connected to Everything
Walk Score 97



Yonge & Eglinton Centre Revitalized



- RioCan is currently expanding the Yonge-Eglinton Centre upwards and outwards
- \$100 million towards redevelopment & revitalization
- Connected underground to the Eglinton subway station and future LRT

Yonge & Eglinton Centre Revitalized



- The Cube will feature three levels of shops surrounded by glass
- An integrated stage allows for street parties and concerts in the square
- An additional 40,000 square feet of new space to the complex
- Under construction



Source: RioCan Yonge and Eglinton Centre. Renderings are artist's concept. E&OE.

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CONDOMINIUMS AT YONGE + EGLINTON

Entertainment / Dining / Shopping

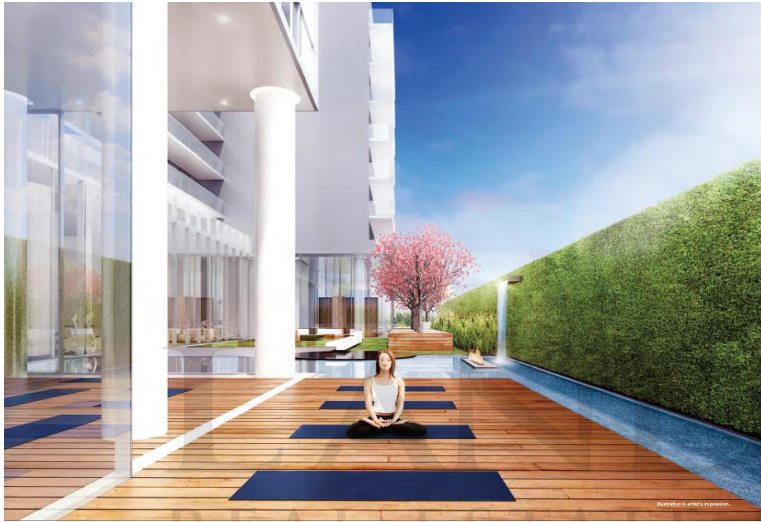


NORTH 44)°

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CONDOMINIUMS AT YONGE + EGLINTON

World Class Amenities



NEIGHBOURHOOD COMPARISON

	The Madison	30 Roe	E Condos
Developer	Madison	Minto	Metropia/Bazis
Architect	Kirkor	Wallman	Varacalli
Storeys	33 & 30	34	64
Units	646	397	698
Average \$/Sq.Ft	\$665	\$622	\$705
Parking \$/stall	\$42,000	\$46,000	\$58,000
Unit Sizes (Sq.Ft)	395-1045	503-1287	400-1240
Maintenance	\$0.54	\$0.54	\$0.52

* Approximate initial platinum preview pricing

2013 Rental Analysis (using actual MLS figures)

Unit Type	Price (\$615 psf)	20% Down Payment	80% Mortgage Balance	Monthly Mortgage (3%, 25yr Annualized)	Total Carrying Costs: Mortgage, Maintenance \$0.49 psf, Property Tax @0.875 of Purchase Price	2013 Estimated rent per unit	Principal Paid Down by Tenant end of Year 1	Return (Equity + Cash flow / Deposit)
Bachelor	\$231,858	\$46,371	\$185,487	\$877.81	\$1,227.54	\$1,150	\$5,073	8.9%
1 BR	\$319,800	\$63,960	\$255,840	\$1,210.75	\$1,698.55	\$1,575	\$6,997	8.6%
1BR + Den	\$386,835	\$77,367	\$309,468	\$1,464.54	\$2,054.83	\$1,850	\$8,463	7.7%
2BR (1Bath)	\$434,190	\$86,838	\$347,352	\$1,643.83	\$2,505.77	\$2,375	\$9,500	9.1%
2BR (2Bath)	\$488,900	\$97,780	\$391,120	\$1,850.96	\$2,596.48	\$2,560	\$10,694	10.5%

2017 Rental Projection Analysis (assuming 4% per year rent increases from 2013 to 2017 Occupancy Date)

Unit Type	Price (\$615 psf)	20% Down Payment	80% Mortgage Balance	Monthly Mortgage (3.5%, 25yr Annualized)	Total Carrying Costs: Mortgage, Maintenance \$0.49 psf, Property Tax @0.9 of Purchase Price	2017 Estimated rent per unit	Principal Paid Down by Tenant end of Year 1	Return (Equity + Cash flow / Deposit)
Bachelor	\$231,858	\$46,371	\$185,487	\$926.08	\$1,284.81	\$1,345	\$4,743	11.8%
1 BR	\$319,800	\$63,960	\$255,840	\$1,277.33	\$1,770.77	\$1,842	\$6,542	11.6%
1BR + Den	\$386,835	\$77,367	\$309,468	\$1,545.08	\$2,143.29	\$2,164	\$7,913	10.5%
2BR (1Bath)	\$434,190	\$86,838	\$347,352	\$1,734.23	\$2,405.17	\$2,778	\$8,882	15.3%
2BR (2Bath)	\$488,900	\$97,780	\$391,120	\$1,952.75	\$2,698.27	\$2,995	\$9,998	13.9%

Notes & Disclaimers

- 2017 Rental projections are assumed, not guaranteed:
- Buildings used in this CMA: 2181 & 2191 Yonge Street, 25 Broadway, 70 Roehampton
 - Lease prices reflect transactions from the past six months
- No bachelor suites were rented in the subject buildings. 2013 Rental figure is approximate.
 - Rental rate estimates are based on average lease prices in subject buildings
- Parking not included in any of units used in this CMA (2BR+2Baths used in CMA had a parking space included, so I have subtracted \$175 to reflect a parking fee adjustment)
 - I have compounded the 4% increase in rental rate year over year, therefore, true increase in rent is approximately 17% over 4 year term

Sale and Lease Comparison

	<u>Yonge & Sheppard</u>	<u>Yonge & Bloor</u>	<u>Yonge & Richmond</u>	<u>Yonge & Eglinton</u>
Available for Sale	181	257	288	62
Sold in Past 6 Months	284	280	430	104
Available for Lease	93	172	219	12
Leased in Past 6 Months	424	486	445	82
Sale Absorption Rate (of existing inventory)	26%/month	18%/Month	25%/month	28%/month
Lease Absorption Rate (of existing inventory)	76%/month	48%/month	34%/month	114%/month
Current Inventory Sale Absorption Period	3 Months, 25 Days	5 Months, 16 Days	3 Months, 29 Days	3 Months, 21 Days
Current Inventory Lease Absorption Period	1 Month, 10 Days	2 Months, 4 Days	2 Months, 29 Days	26 Days

\$615 / SF

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AVERAGE

~~\$615 / SF~~
LANDPOWER
REAL ESTATE LTD. BROKERAGE
AVERAGE

PLATINUM AGENT PRICING AVERAGE

\$599 / SQ FT

SUITES STARTING AT \$553 / SQ FT

FOR LIMITED TIME ONLY

**CLIENTS WHO BUY RECEIVE A
TARGETED PRICE APPRECIATION
OF BETWEEN \$50 - \$100/ SQ FT
TO THE COMPETITION WHO ARE
AVERAGING BETWEEN
\$650 - \$700 / SQ FT
FOR UNSOLD INVENTORY**

Platinum Deposit Structure & Assignment Fee

\$5,000 WITH AGREEMENT

BALANCE TO 5% IN 30 DAYS

5% IN 90 DAYS

5% IN ~~180~~ DAYS **300 DAYS**

5% IN ~~365~~ DAYS **480 DAYS**

5% ON OCCUPANCY **\$0**

ASSIGNMENT FEE ~~\$4500~~ **\$0**

TERMS & CONDITIONS APPLY