

# CENTRICITY

CONDOS IN THE CORE



Presented by



**GRAYWOOD**  
AN INTELLIGENT MOVE





GRAYWOOD  
AN INTELLIGENT MOVE

exceptional  
developments

smart  
investments

## **An intelligent move**

A home is one of the biggest investments you'll ever make. Shouldn't your **real estate developer** also be an **investment expert**?





**250 Lawrence**



**First & Park**



**Wonder**



**The Theodore**

# GRAYWOOD BY THE NUMBERS

**37+**

Over 37 years specializing in real estate development in North America.

**\$8B**

Combined asset value of Graywood's residential / hospitality portfolio.

**31K**

Total housing units built under the residential & hospitality asset class.

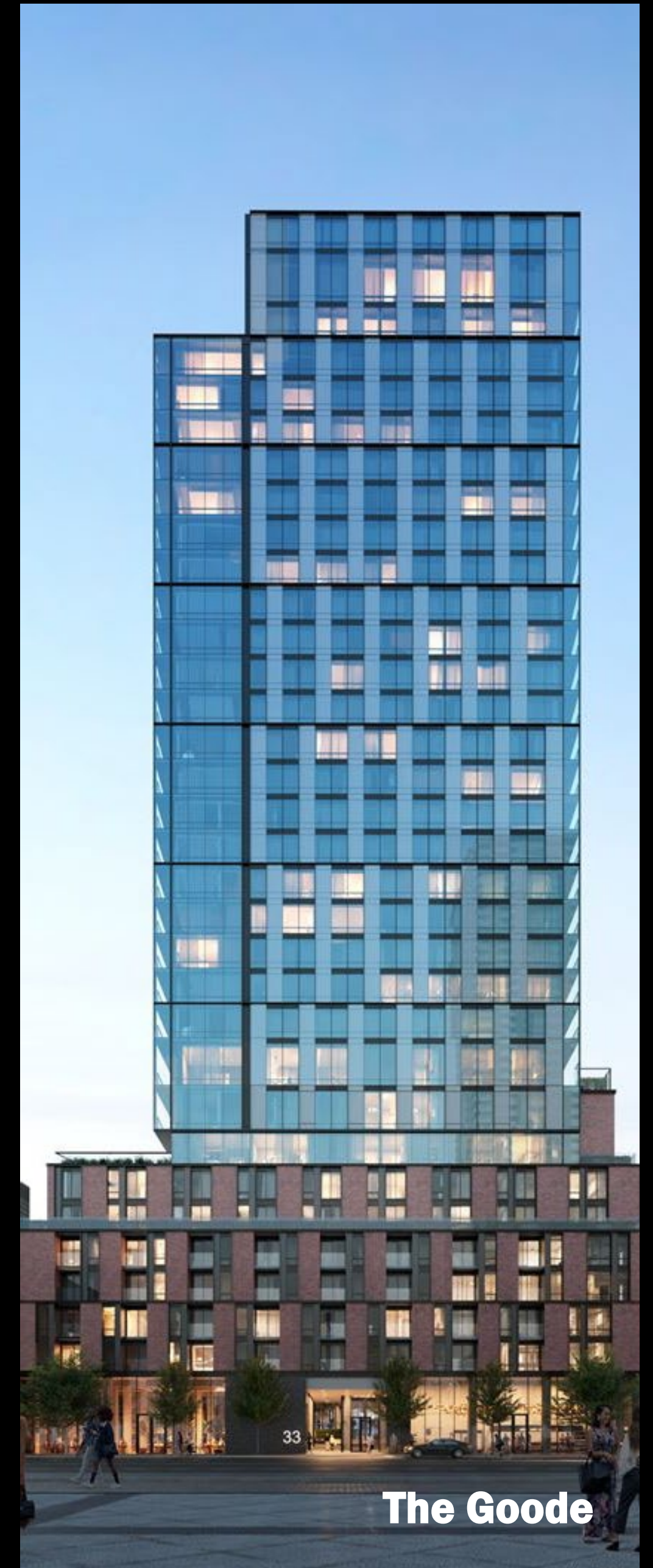
**6K+**

Pipeline units under development (5.2M sq. ft. with a value of over \$4.3B).



# PORTFOLIO

HIGH-RISE





# CENTRICITY

CONDOS IN THE CORE

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## Enter the Centriverse

It's your home base within the beating heart of downtown Toronto – at the center of everything. Where your lobby doors open to a vibrant, infinite universe around you. To the bright lights of the city. To entertainment, fashion, retail, education, cuisine, and culture. To new experiences and new adventures beyond your wildest imagination.

CORNER OF  
DUNDAS & CHURCH

STEPS TO TORONTO  
METROPOLITAN UNIVERSITY

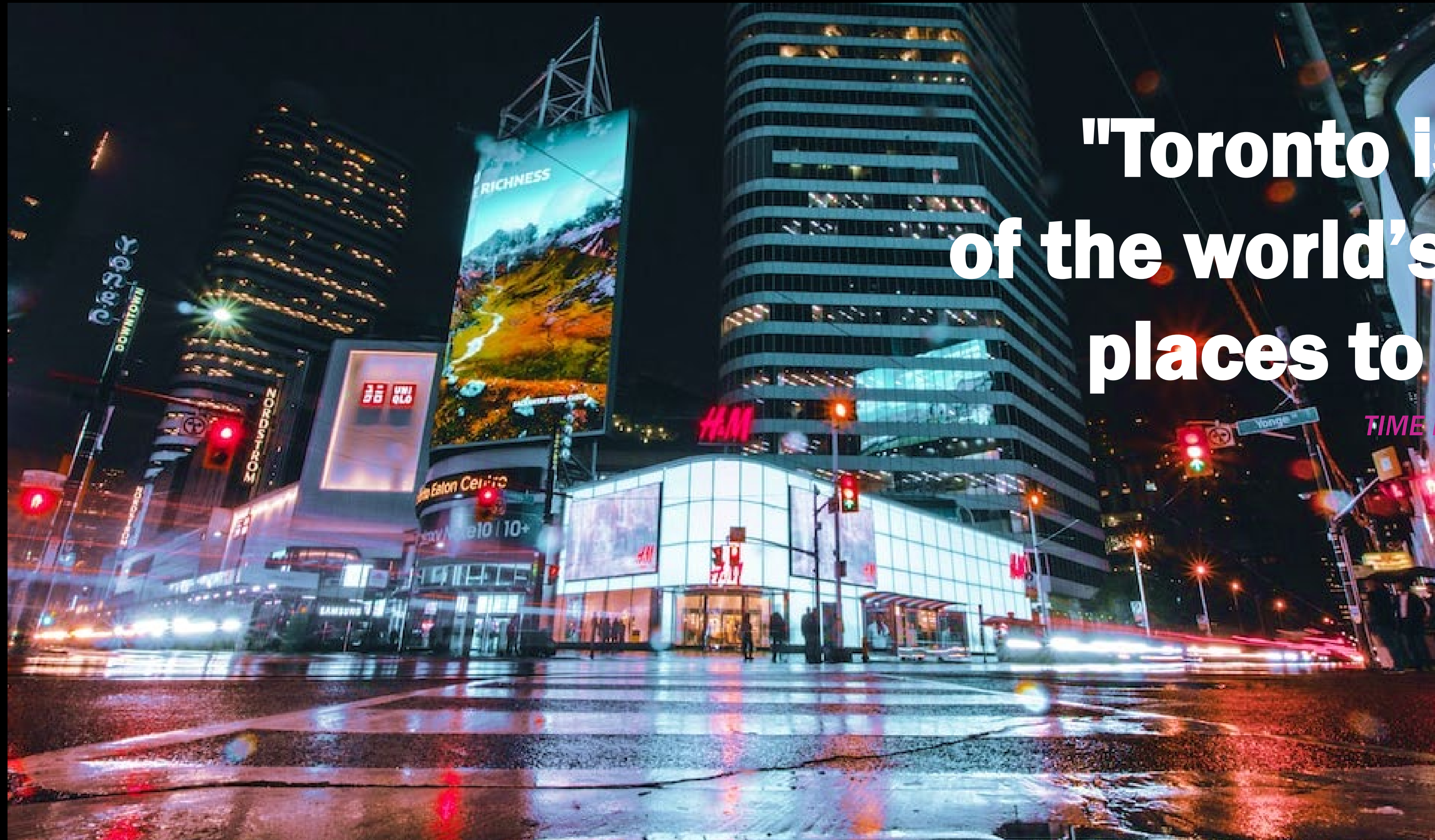




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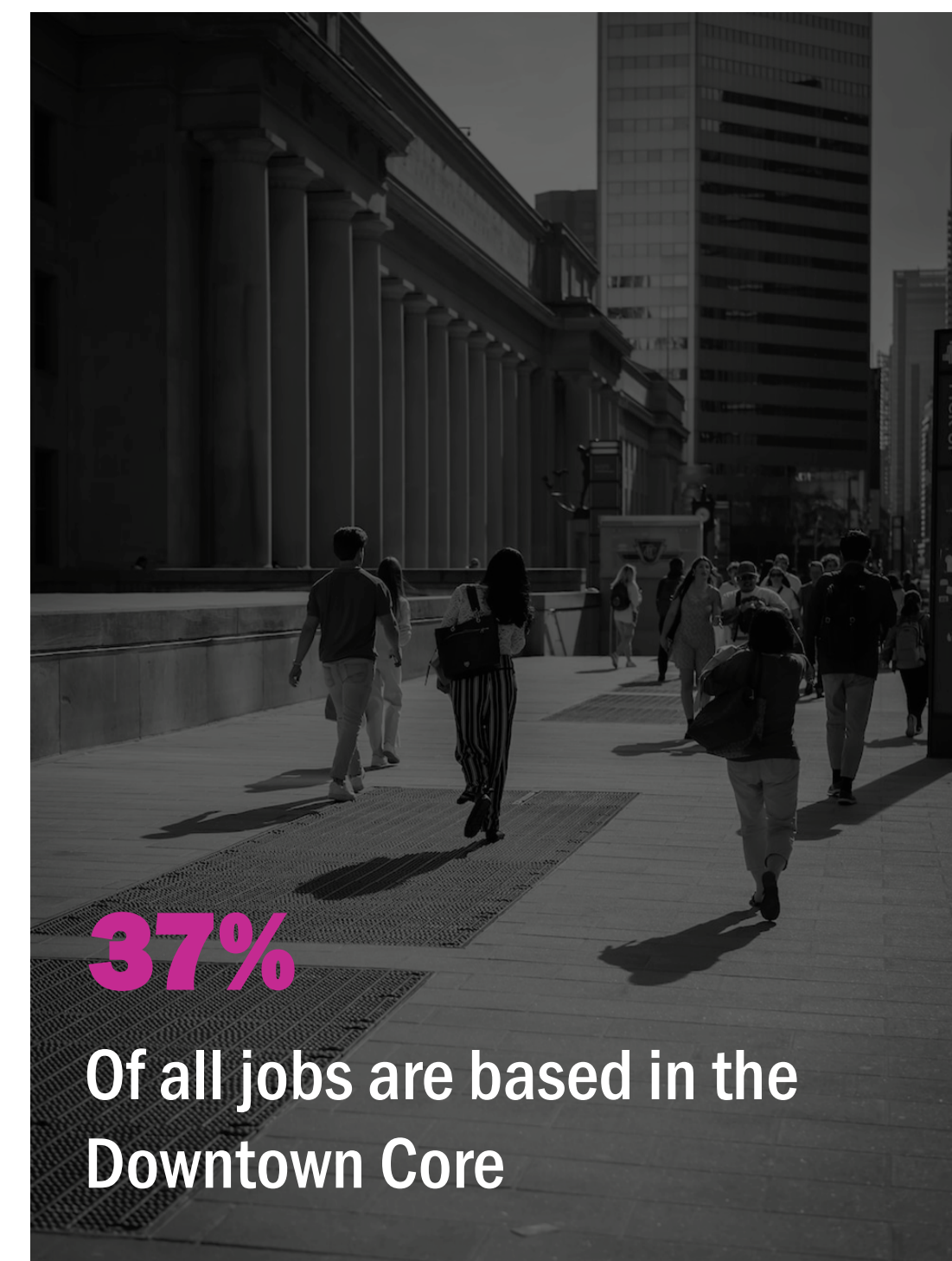
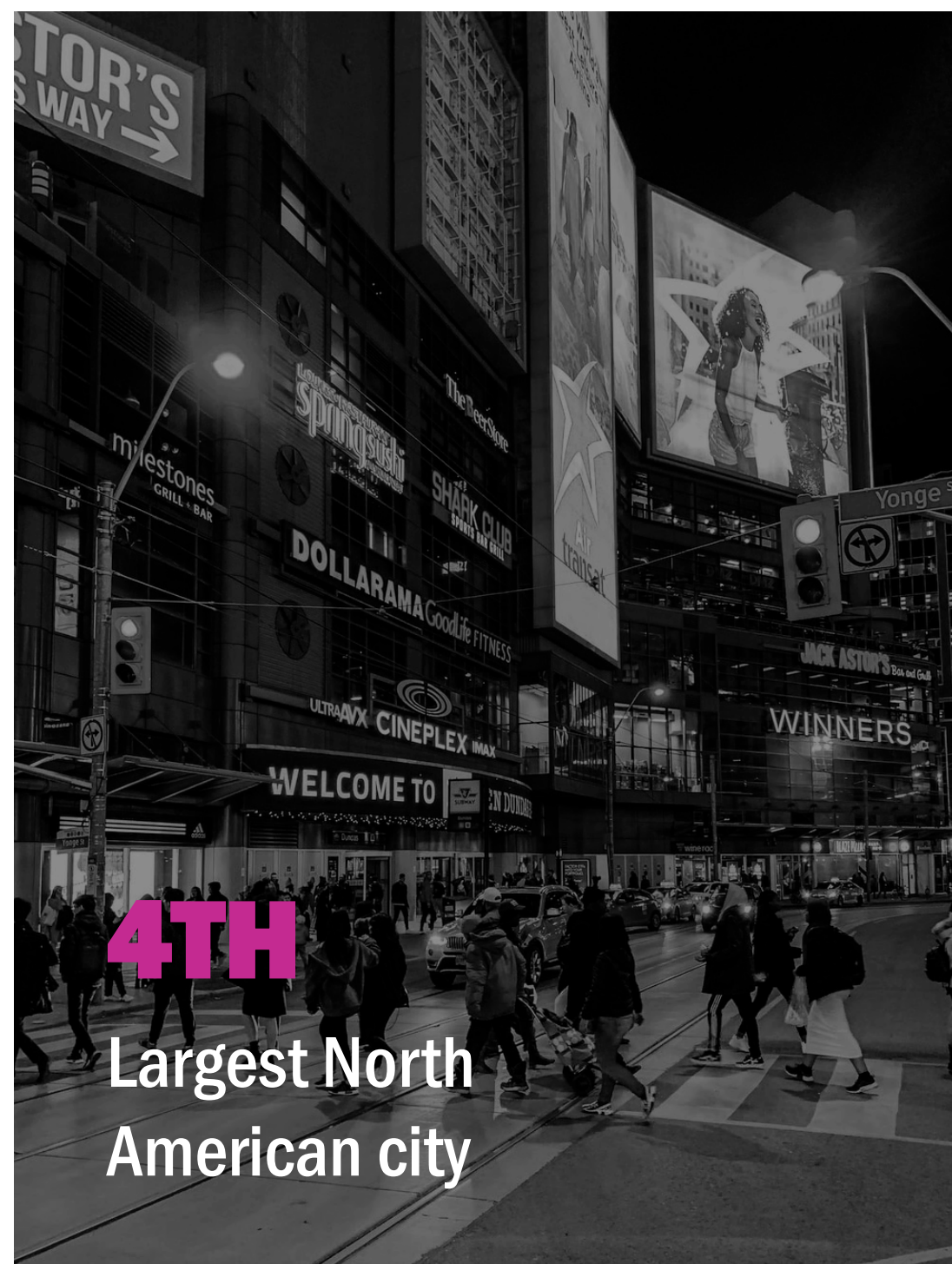
preview presentation



**"Toronto is one  
of the world's best  
places to live."**

*TIME Magazine 2022*







STRONG RENTAL UPSIDE

GROWING TECH SECTOR

a thriving tech hub

WITHIN 3 KM OF CENTRICITY



1<sup>st</sup>

“Brain Gain” destination  
in North America

3<sup>rd</sup>

Largest tech talent market  
in North America

4<sup>th</sup>

Global Fintech Centres  
of the future

8<sup>th</sup>

Largest Fintech hub  
in the World

10<sup>th</sup>

Most influential city  
in the World

240<sup>k</sup>

Tech jobs in Toronto  
with 52% YoY increase

500<sup>k</sup>

New Canadian immigrants  
per year from 2023 to 2025



# CENTRICITY

CONDOS IN THE CORE

EXPERIENCE EVERYTHING ALL AT ONCE





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Toronto Eaton Centre



Yonge-Dundas Square



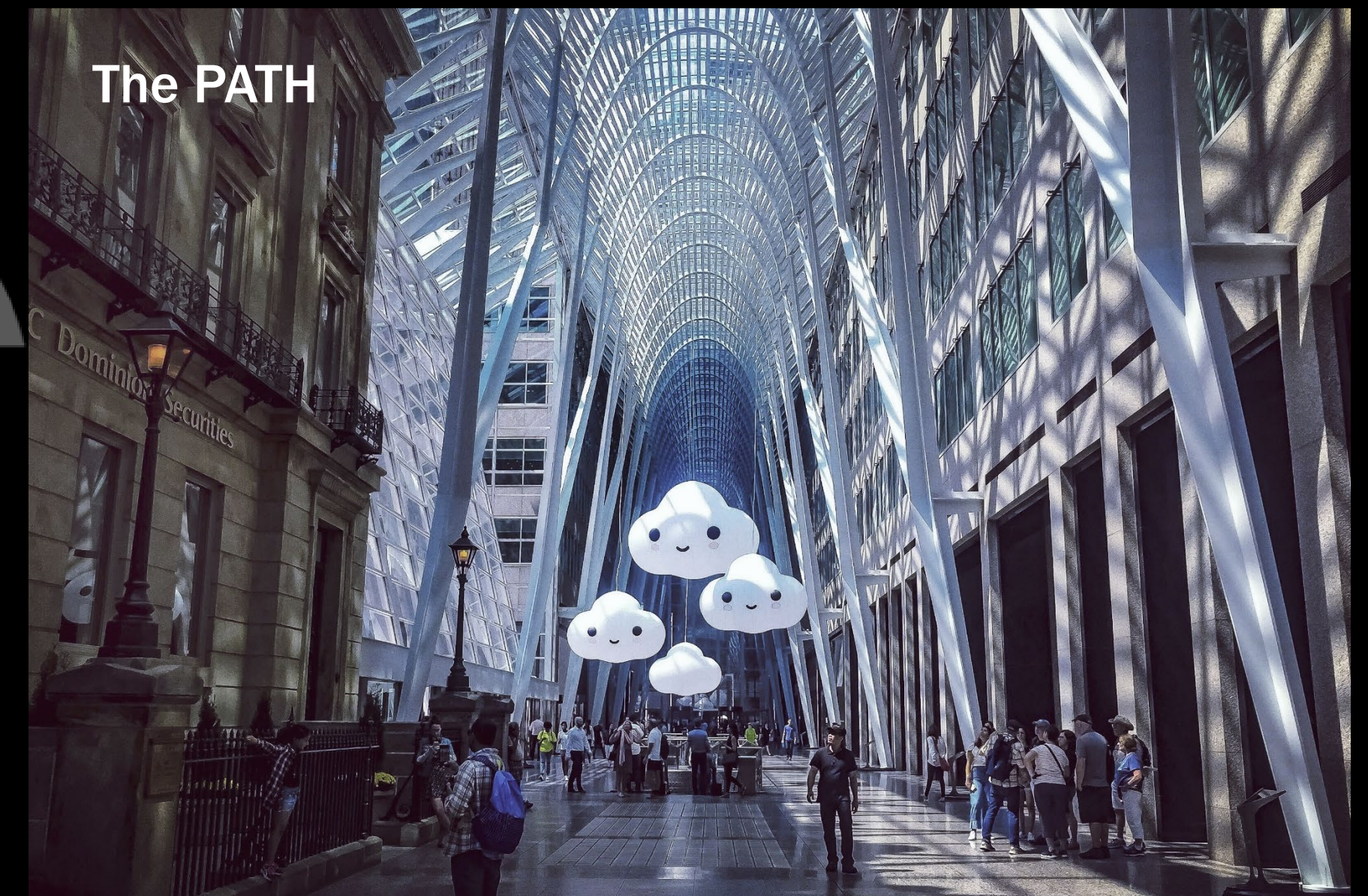
## TORONTO'S FINANCIAL DISTRICT THE PATH SYSTEM

The Financial District



- 8-min Bike From Centricity
- 2<sup>nd</sup> Largest Financial Centre In North America
- 584,000 Employees
- 316,000 Projected New Jobs By 2041
- Lowest CBD Office Vacancies In North America

The PATH



- 6-min Walk From Centricity to PATH Access (Atrium)
- 30km Plus Underground Pedestrian Walkway
- 70+ Office Buildings Connected
- 200,000+ Users Daily
- 4M+ Square Feet of Retail Space



# CENTRICITY

CONDOS IN THE CORE

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STRONG RENTAL UPSIDE  
HIGHER EDUCATION



## Toronto Metropolitan University

0 mins walk from Centricity  
46,000 students plus  
1,700 bedrooms available on campus  
Campus housing serves less than  
4% of student population



## George Brown College

12-mins walk from Centricity  
33,000 students plus  
500 bedrooms available on campus (Downtown)  
Campus housing serves less than  
2% of student population



## University Of Toronto

6-mins bike from Centricity  
65,000 students plus  
3,500 bedrooms available on campus (St. George)  
Campus housing serves less than  
6% of student population



# CENTRICITY

CONDOS IN THE CORE

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**STRONG RENTAL UPSIDE**  
**WORLD-CLASS HEALTHCARE**

Innovation.

Peter Munk  
Cardiac Centre

[www.uhn.ca](http://www.uhn.ca)



**UHN**

Toronto General  
Toronto Western  
Princess Margaret  
Toronto Rehab  
Michener Institute

Toronto General, Toronto Western, Princess Margaret, Toronto Rehab & Michener Institute

Ranked 1<sup>st</sup> on Canada's Top Research Hospitals list by Research Infosource Inc

Toronto General Hospital named among the World's Top 10 Hospitals by Newsweek

Employs 30,000+ local and global healthcare & research professionals

Attracts 17,000+ students and trainees

15-minute walk from Centricity



STRONG RENTAL UPSIDE

SUMMARY

1. AREA POPULATION GROWTH

The downtown core has led GTA's population growth due to high concentrations of students & young professionals. Its population is expected to grow 98% by 2041.

2. DOWNTOWN RENTAL RATES ↑

Condo rental rates are sizzling in the core with the highest annual increase in the GTA of 24%, with the average unit renting for \$2,583 (or \$3.78 PSF).

3. DOWNTOWN VACANCY ↓

With rental demand flowing back into the core, vacancy rates dropped to 1.4%. Along with stalled purpose-built rental construction, demands shifts to condo rentals.

4. TORONTO ON THE RISE

The fastest growing city in North America, Downtown Toronto is an employment mecca with 37% of all jobs, adding 316,000 new jobs by 2041.

5. STUDENT HOUSING SHORTAGE

Toronto Metropolitan University has lost 590 student housing beds, short of meeting the demands of its 46,000 off-campus students.

6. RECORD CONDO LEASE ACTIVITY

GTA condo rentals reached a new market high at 13,969 leases, up 6% from last year's record Q3. The increase in rents is strongest in the core at 6.2% YoY.

7. POSITIVE NET MIGRATION

66,455 people immigrated to Toronto in the Q1 of 2022. Under the Immigration Level Plan, Canada will reach its highest levels of immigration in history 2023-25.

8. CANADA'S STRONG GROWTH

Canada is expecting strong yearly population growth, with 465,000 new immigrants in 2023, 485,000 in 2024, and 500,000 in 2025.



Zonda Urban

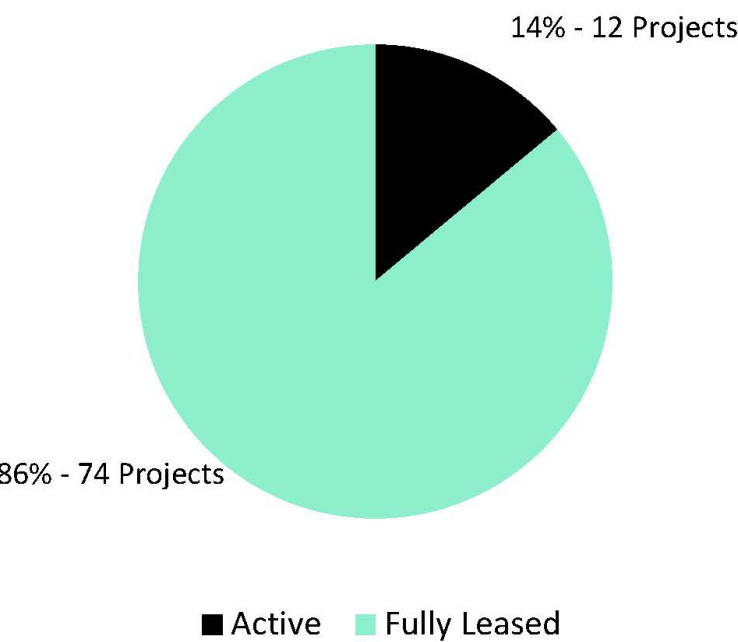
GTHA Q3 2022 Rental Market Report

Avg Monthly Rental Rates by Product Type

Unit Type	AVERAGE RENTS BY UNIT TYPE			
	Active Concrete	Fully leased Concrete	Active Townhome	Fully leased Townhome
STUDIO	\$1,775	\$1,984	-	-
1 BED	\$2,821	\$2,387	-	-
1+ DEN	\$3,349	\$2,818	-	-
2 BED/ 1 BATH	\$3,035	\$2,719	-	-
2 BED/ 2 BATH	\$4,467	\$3,365	\$3,500	\$3,384
2 + DEN	\$5,020	\$3,855	-	-
3 BED	\$4,884	\$4,431	\$4,844	\$4,625

As the table above illustrates, actively leasing projects tend to achieve higher average monthly rents than fully leased projects. The lower rents at fully leased buildings are likely due to the location and age of these projects. On average monthly rental rates for one bedrooms increased 23 percent from the start of the year and 10 percent from the second quarter. Two-bedroom rental rates increased 18 percent from the start of the year and 14 percent from the second quarter.

Fully Leased vs. Active Projects



14 percent of the 86 tracked projects were considered actively leasing at the end of the third quarter. Zonda Urban considers new projects with less than 95 percent occupancy to be actively leasing, and those with more than 95 percent occupancy to be fully leased or stabilized as this is typically when units begin to turnover for the first time.

Downtown had the highest number of active projects with four projects (21 percent) considered actively leasing.

Chart 4



# CENTRICITY

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**a home is not just a home.**  
**it's the centre of your world.**

**53**

STOREYS

**594**

UNITS

**20,000+**

SQ.FT. OF INDOOR &  
OUTDOOR AMENITIES

241 Church Street, Toronto, ON M5B 1Z4

Studio, 1B, 1B+D, 2B, 2B+D, 3B, 3B+D

Late 2027 Occupancy

Sales By Graywood Sales Management Ltd.

**Starting From high \$500's**





## the most efficient floor plans

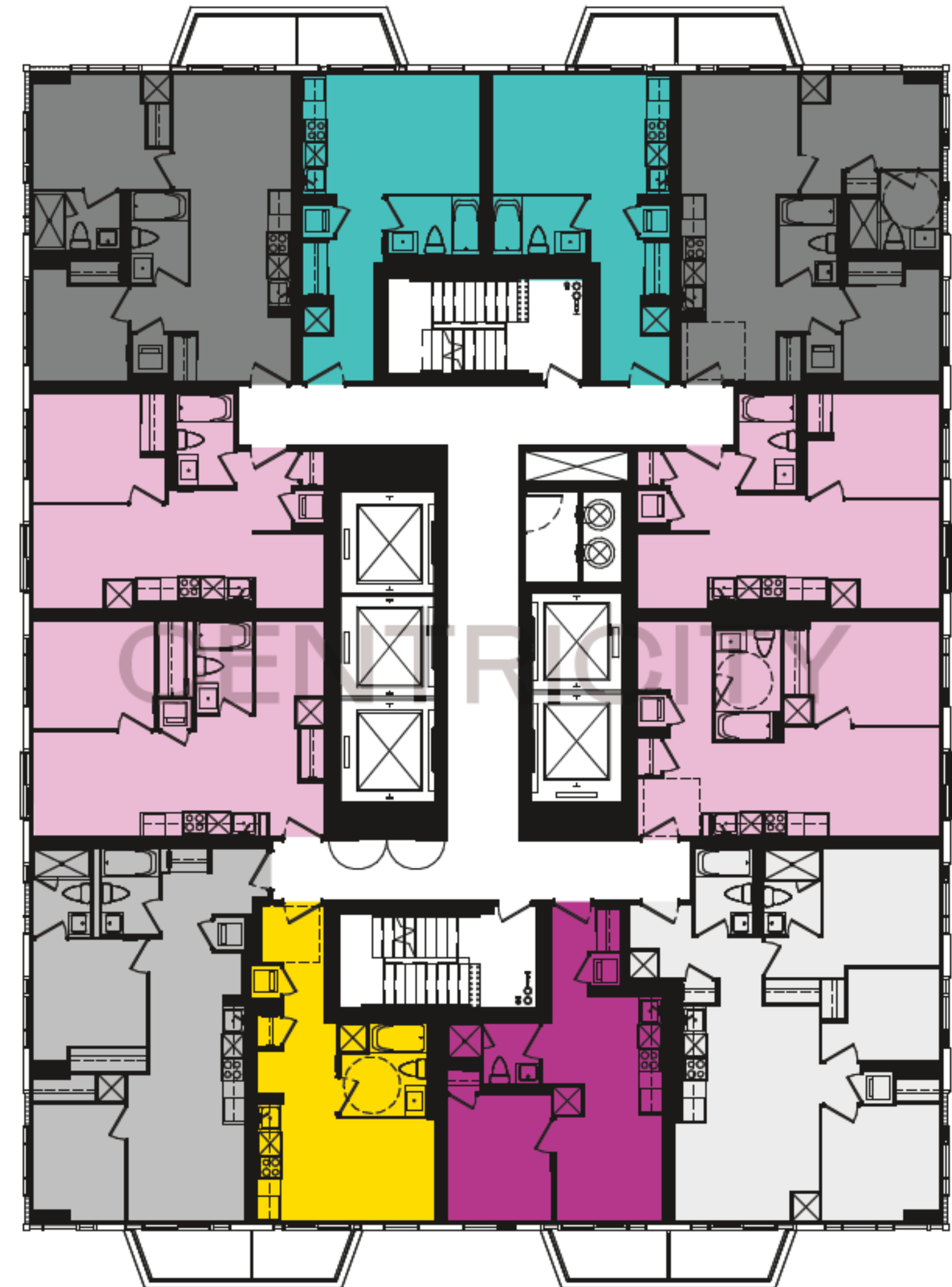
Jr 1 Bedroom x 3 (380-390 sq.ft.)

1 Bedroom x 1 (460 sq.ft.)

1 Bedroom + Den x 4 (495-560 sq.ft.)

2 Bedroom x 3 (665-675 sq.ft.)

3 Bedroom x 1 (840 sq.ft.)





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## 6TH FLOOR AMENITY SPACE





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7TH FLOOR AMENITY SPACE





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**the most bike friendly  
building in Toronto**



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**your personal sanctuary  
inside the Centriverse**



# CENTRICITY

CONDOS IN THE CORE

## COMING **EARLY 2023**

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Get your clients ready now!

Launching early in 2023.

Limited release at Platinum Pricing

On site and offsite sales events are encouraged!