

# LUXURY CONDO ASSIGNMENT: DECEMBER 2021

## 36 ZORRA CONDOS – IN SOUTH ETOBICOKE



**thirty  
six  
zorra**

*Find bright  
new beginnings*



**VIBRANT → TRENDY → WEST → MISSISSAUGA & LAKE ONTARIO VIEWS!**

**PRICE: \$700,000**      **1BR / 1BATH: 479 SQ.FT.**  
**BALCONY +90 SQ.FT.**  
**TOTAL: 569 SQ.FT. 32nd FLOOR**

**1 PARKING, LOCKER INCLUDED IN THE PRICE**

**PURCHASE PRICE (SEPTEMBER 2019): \$511,900**

**DEPOSIT PAID: \$89,583**

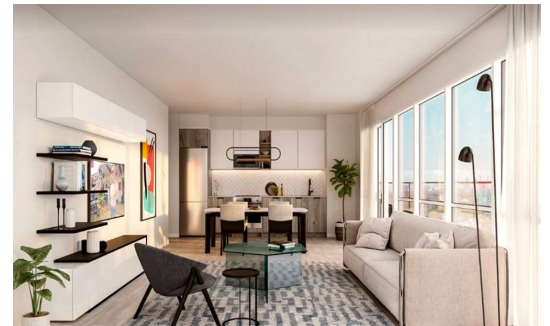
**FUTURE DEPOSIT (IN FEBRUARY 2023): \$12,798**

**TO PURCHASE THIS UNIT YOU NEED TO PAY**

**1) DEPOSIT PAID: \$89,583**

**2) PROFIT: \$188,100**

**TOTAL FOR THE ASSIGNMENT: \$277,683**



**FREE SHUTTLE TO GO & TTC KIPLING STATION**

**Model:  
QUEENSWAY**

**Maintenance  
Fee: \$283**



Just South of Mandarin on Queensway between  
Islington Av. & Kipling Av.

Click Below To Get The Map

<https://goo.gl/maps/4PK7UhxMgXDHsnRy9>

Call/txt 416.414.4587 Max Khazanovich REALTOR  
Right At Home Realty Investments Group Inc.



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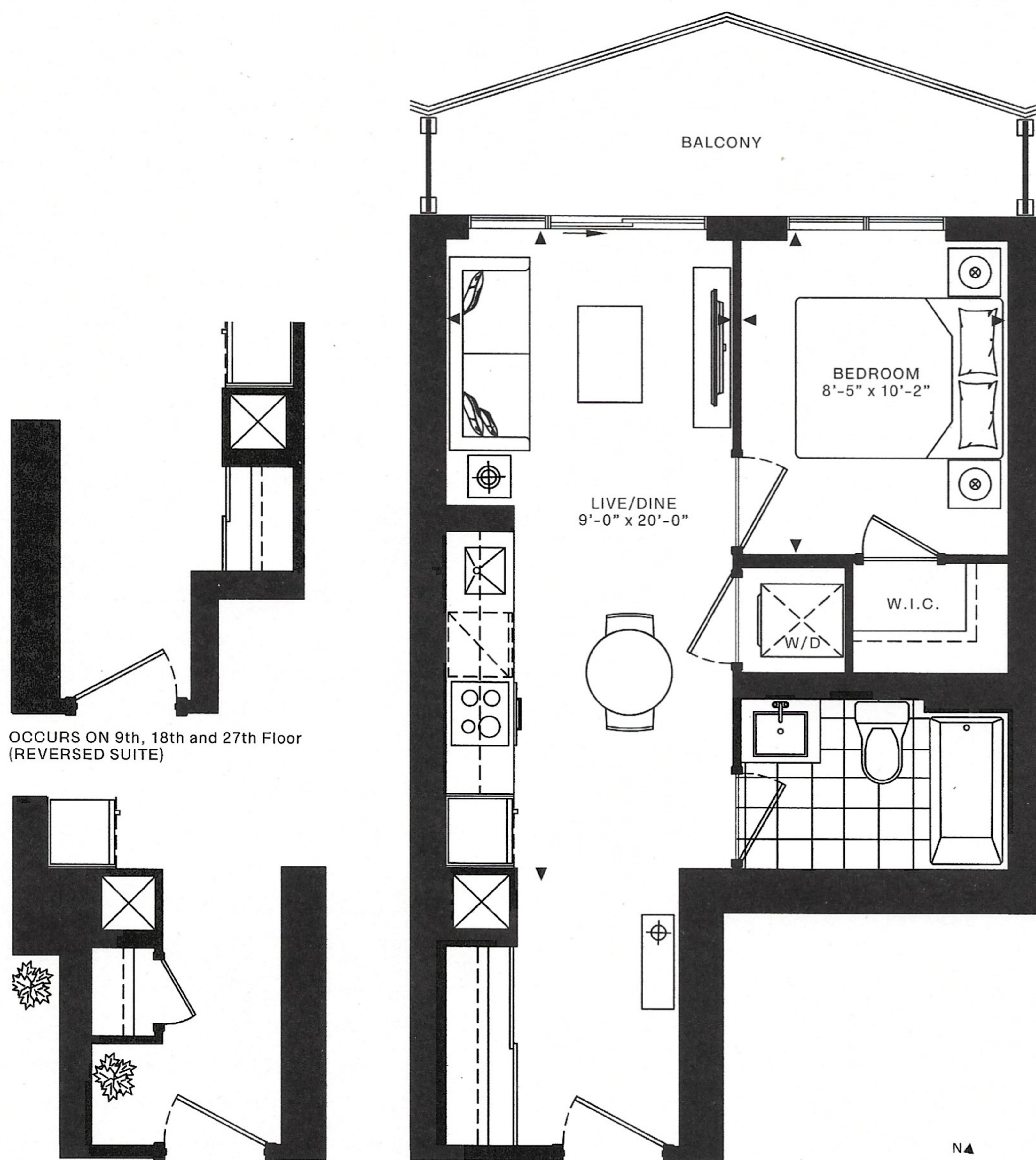
# Queensway

1 bedroom

interior: 468-479 sq.ft.

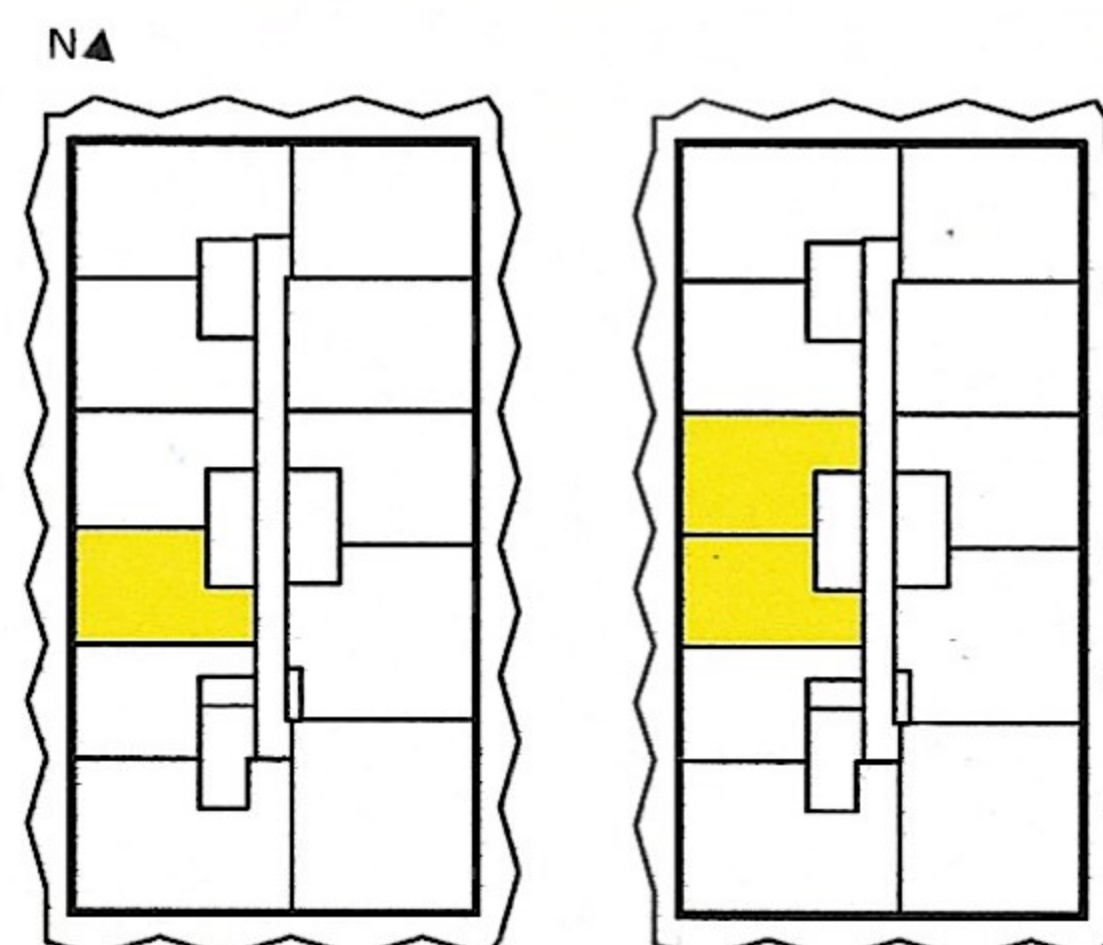
exterior: 90 sq.ft.

total: 558-569 sq.ft.



OCCURS ON 9th, 18th and 27th Floor  
(REVERSED SUITE)

OCCURS ON 8th, 10th, 16th, 26th, 28th Floor



FLOORS 08-35

FLOORS 09, 18, & 27



EllisDon

Floor plans are intended to give a general indication of the proposed layout only. All images and dimensions are not intended to form part of any agreement. Dimensions and layouts are not exact, actual useable room sizes may vary. Furniture and fixture representations are for illustration purposes only and do not reflect electrical plans for the suite. Suites are sold unfurnished. Tile patterns may vary. Window sizes and locations may vary. Features, finishes, sizes and specifications are subject to change without notice. Unit sizes and balcony/terrace sizes vary based on floor and suite location. E. & O.E.



thirty  
six  
zorra

INVESTOR BROCHURE



**IlisDon**

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

A T R E E



# discover vibrant condominium living

36 storeys of colourful condominium  
living in the heart of Toronto's  
Etobicoke neighbourhood.

Introducing **thirty six zorra**, a splash of colour  
coming soon to Toronto's Queensway.



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



# building facts

## 36 Zorra Street

in Toronto's Etobicoke neighbourhood

## 36 storeys

includes mechanical penthouse

## 459

suites

## 9,500+ sq. ft.

of indoor and outdoor amenity space

### Seventh Floor Indoor Amenity:

- social club/co-working space
- TV lounge
- dining room
- demo kitchen
- on-site park
- rec room/games room
- kids club
- hobby room
- guest suites

### Seventh Floor Outdoor Amenity:

- rooftop pool
- comfortable sun loungers
- cabanas
- fire pits
- lounge seating
- kids club
- BBQ dining area
- pet run

### Ground Floor Indoor Amenity:

- lobby with dedicated seating areas and 24/7 concierge
- gym with weight area
- boxing/yoga studio
- dry sauna
- pet wash area

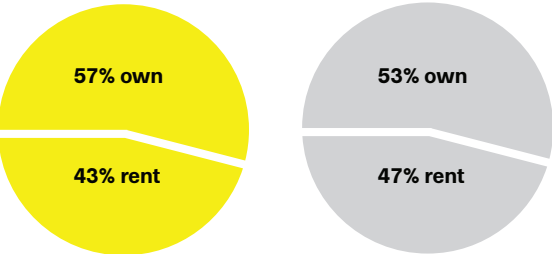
Get Your Colour On



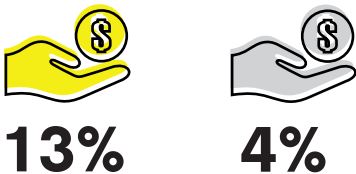
# live life larger at thirty six zorra

At thirty six zorra, live life larger with approximately **36%\*\* more living space** than downtown.

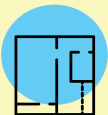
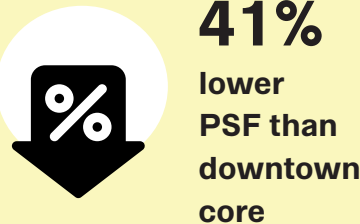
Rent vs. own\*\*



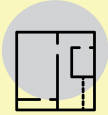
Total yearly rental return\*\*



Price per square foot (PSF)



**\$1,065**  
PSF



**\$1,200**  
PSF



**\$850**  
PSF

**Get more square feet while still living in the 416**

- ETOBICOKE
- DOWNTOWN
- ETOBICOKE WATERFRONT

**\$550,000**  
650 sq.ft.



**\$750,000**  
650 sq.ft.



**\$2,700** rent



**\$2,900** rent



**+\$71**  
monthly cashflow



**-\$495\*\***  
monthly cashflow





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**

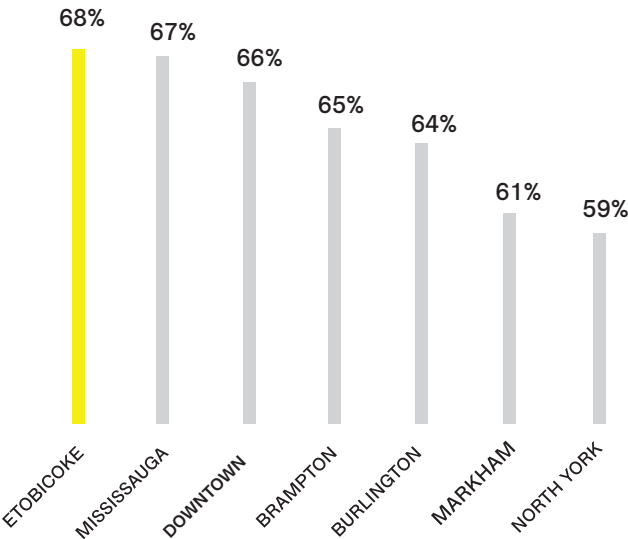


Average Household Income\*  
\$128,448



\$102,721

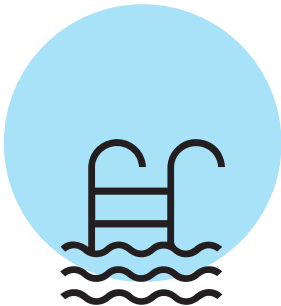
RESALE CONDO SALES-  
TO-LISTING RATIO BY  
NEIGHBOURHOOD  
IN THE GTA



\*City consensus profile, Ward 3 | Etobicoke-Lakeshore.  
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† Urbanation Q1 sales listing ratio



# Project Highlights



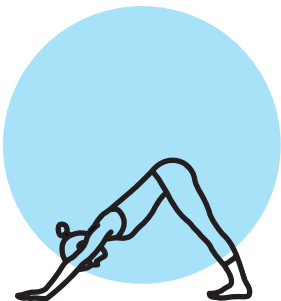
Outdoor amenity spaces including rooftop pool with comfortable sun loungers and cabanas.



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.**





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



Charming outdoor  
spaces and on-site park.



Dynamic indoor and  
outdoor child-friendly  
spaces includes kids  
club and hobby room.





# features and finishes

## Building Features

- Contemporary architectural design;
- Unique balconies and Juliet balconies with contemporary glass railing systems\*;
- 24/7 concierge service\*\*;
- Ground floor amenity space includes fitness centre, change room with co-ed dry sauna, gym with yoga/training space, and pet wash;
- 7th floor indoor amenity space includes social club/co-working space, dining area that can be used for meetings, demo kitchen, children's club, rec room, games/hobby room and change rooms with showers for pool use;
- 7th floor outdoor amenity includes outdoor BBQ space with dining area, firepits with lounge seating, outdoor pool with sun loungers and cabanas, children's play area, and dog run;
- Underground parking with security monitoring from concierge station;
- Underground garage (with EV chargers/rough-in for EV chargers) well lit for added safety and security \*\*\*;
- Bicycle parking available to building residents and visitors;
- Key FOB controlled access system at entry points and garage;
- Four custom-designed high-speed elevators;
- Mailroom conveniently located beside front lobby;
- Oversized parcel room conveniently located beside front lobby.

## General Suite Features

- Ceiling height approximately 8'-6" and 9'-0" with smooth finish\*†;
- Wide plank laminate flooring throughout foyer, living/dining areas, bedroom(s), kitchen and den†\*;
- Approximately 4" contemporary baseboards, throughout with 2 1/2" door casings\*;
- Custom designed solid core suite entry door with security view hole and suite entry door surround;
- Sliding door(s) and/or swing door(s) (hollow core and/or glass) throughout\*;
- Matte black finish hardware on swing door(s)\*;
- Wire plastic coated closet shelf and/or rod in all closets\*;
- Eggshell off-white paint finish for walls throughout; semi gloss off-white paint in bathrooms and trim on doors. Flat white paint finish for ceilings throughout\*;
- Balconies, Juliet balconies and patios with sliding doors and/or swing doors\*;
- Floor to ceiling glazing/window systems in accordance with building elevations\*†;
- Laundry area floor finished in white tile with floor drain\*†;
- Decora series receptacles and switches throughout, white in colour.

## Kitchens

- Contemporary kitchen cabinetry designed by U31\*††;
- Composite quartz slab countertops\*†;
- Contemporary kitchen backsplash\*†;
- Single basin stainless steel under mount sink, with single-lever pull-out spray faucet in matte black finish\*;



# features and finishes

## Appliances

- Energy efficient kitchen appliances consisting of a 24" stainless steel refrigerator, 24" cooktop, 24" wall oven, 24" integrated dishwasher, and OTR microwave\*;
- Suites 1,000 square feet and larger appliance package to include: 30" refrigerator, 30" cooktop, 30" wall oven, 24" integrated dishwasher and OTR microwave\*\*\*;
- Stacked washer-dryer directly vented to the exterior\*.

## Bathrooms

- Custom designed vanity designed by U31, with composite quartz countertop and undermount sink\*†;
- Contemporary single lever faucet in matte black finish \*††;
- Frameless mirror with integrated framed shelf and wall sconce designed by U31\*††;
- Full height porcelain wall tile in tub surround and in separate shower stall\*†;
- Faucet with matte black finish and showerhead in tub or in separate shower\*;
- Framed clear glass shower door and recessed ceiling moisture resistant shower light in separate shower stall\*;
- Pressure balanced valve(s) for tub and/or shower\*;
- White plumbing fixture(s)\*;
- Contemporary white acrylic soaker tub\*;
- Porcelain floor tile in bathroom(s)\*†;
- Privacy lock on bathroom door(s)\*;
- Exhaust vent to exterior through ERV (Energy Recovery Ventilation) unit\*.

## Mechanical/Electrical Features

- Individually controlled seasonal central air conditioning and heating system;
- Individual suite electricity meter(s) and water meter(s)\*;
- Pre-wired telephone and cable outlets in den, master bedroom, and living/eating area\*;
- Switch controlled receptacles in living area, and bedroom(s)\*;
- Ceiling mounted light fixture(s) in den, and entry corridor\*;
- Track lighting fixture in kitchen\*;
- In-suite smoke detector;
- In-suite water sprinkler system;
- In-suite ERV (Energy Recovery Ventilation) unit(s)\*.

\* Where applicable and as per plan.

\*\* See disclosure documents for full details.

\*\*\* See sales representatives for further details.

† As per Vendor's preselected standard finish packages.

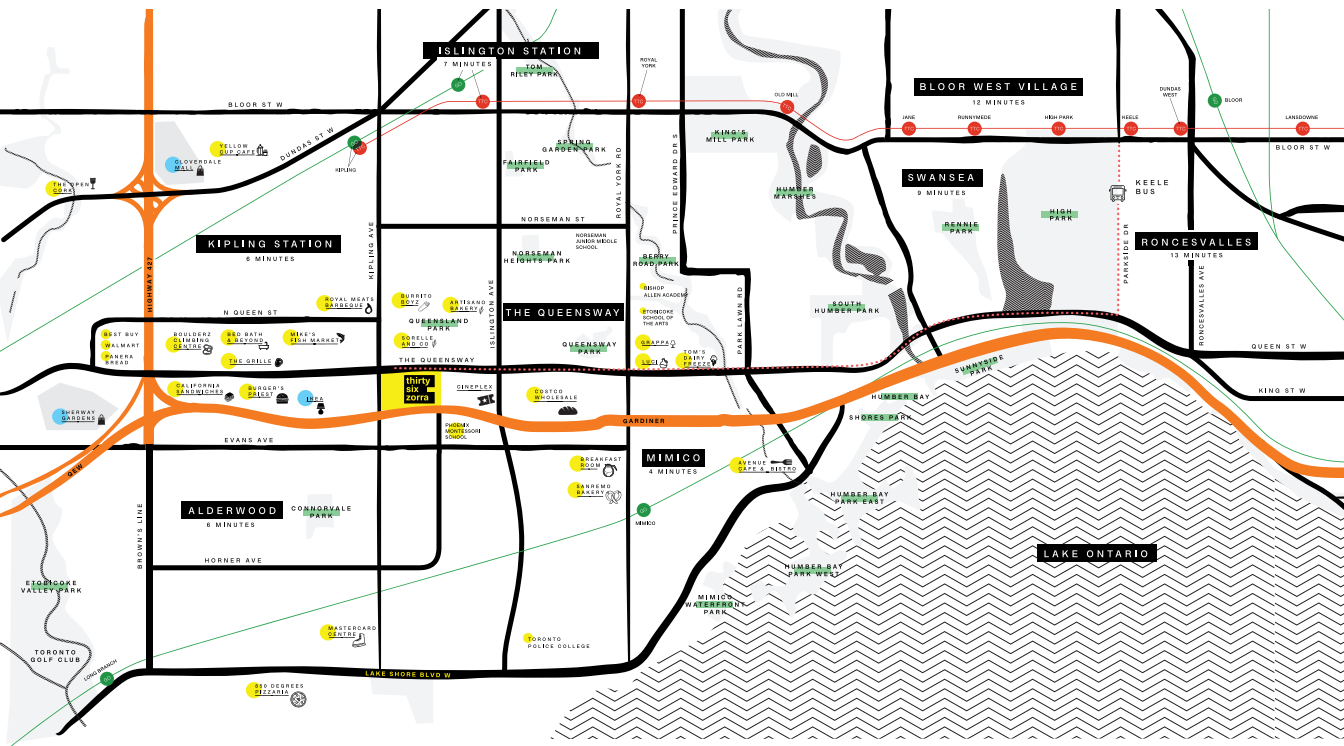
‡ Ceiling heights are subject to bulkheads, dropped ceilings and structural beams



# the Queensway is Etobicoke's next big hit

Here are just a few of the reasons this area is slated for substantial development in the next decade.

- Shopping destination
- Area amenities
- Local highways
- Parks and greenspaces







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



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



10-minute drive to Lakeshore and Humber Bay.



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



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



Parks, greenspaces, and nearby trails at your doorstep.



Direct shuttle service to Kipling Station exclusive to all residents.



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.**

\*Map is artist's concept





An artistic rendering of a tall, modern skyscraper with a distinctive wavy, undulating facade. The building is illuminated from within, showing warm interior lights. It stands against a twilight sky with soft clouds. The base of the building features a more traditional glass and steel structure. The foreground shows some greenery and a few cars on a street.

**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



# WHY THIRTY SIX ZORRA CONDOS ?

Price per square foot (PSF)



**41%**

lower  
PSF than  
downtown  
core



**\$1,065**

PSF



**\$1,200**

PSF



**\$850**

PSF

**Get more  
square feet  
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the 416**

● ETOBICOKE

● DOWNTOWN

● ETOBICOKE WATERFRONT

**\$550,000**  
650 sq.ft.



**\$750,000**  
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**\$2,700** rent



**\$2,900** rent



**+\$71**  
monthly cashflow



**-\$495\*\***  
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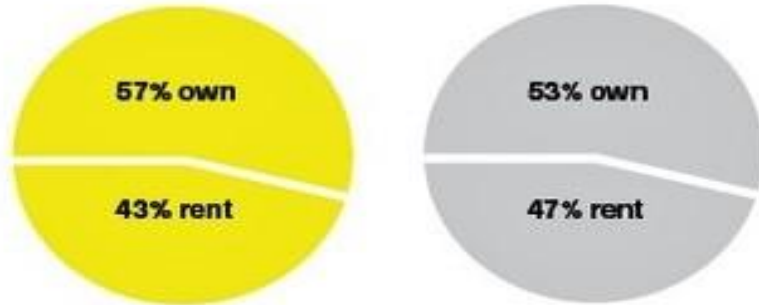




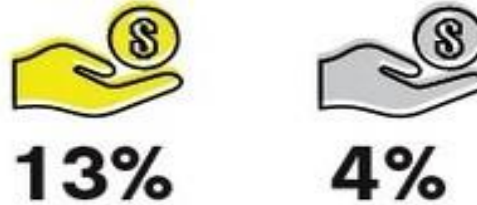
# WHY THIRTY SIX ZORRA CONDOS ?

At thirty six zorra, live life larger with approximately  
**36%\*\* more living space** than downtown.

Rent vs. own\*\*



Total yearly rental return\*\*



**Get more square feet while still living in the 416**

- ETOBICOKE
- DOWNTOWN
- ETOBICOKE WATERFRONT



# ETOBICOKE – LAKESHORE 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  
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thirty six zorra  
is **89% SOLD****

Average Household Income\*



**\$128,448**

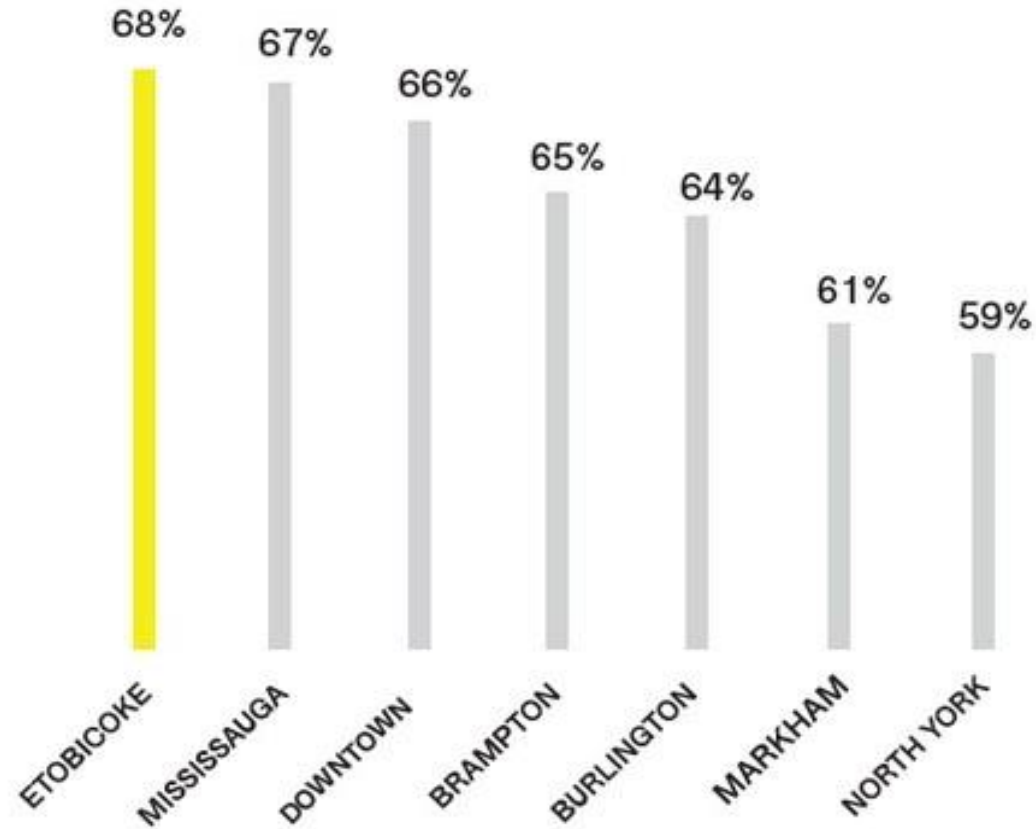


**\$102,721**



# RESALE CONDO STATS

RESALE CONDO SALES-  
TO-LISTING RATIO BY  
NEIGHBOURHOOD  
IN THE GTA



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

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

† Urbanation Q1 sales listing ratio

# THIRTY SIX ZORRA LOCATION

 Drive to  
downtown  
Toronto in  
15 minutes

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



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



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



10-minute drive  
to Lakeshore and  
Humber Bay.



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



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



Parks, greenspaces,  
and nearby trails at your  
doorstep.



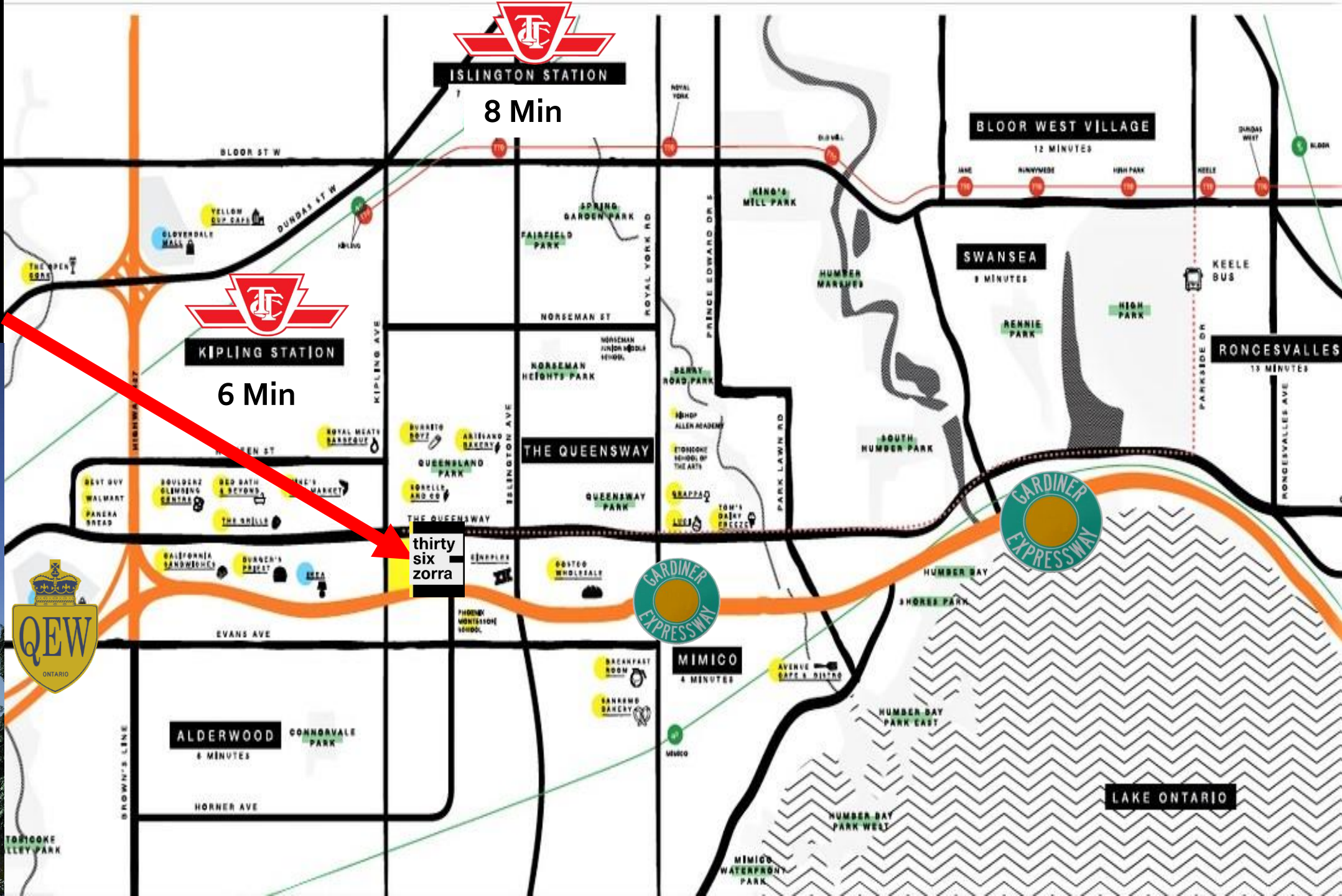
Direct shuttle service to  
Kipling Station exclusive  
to all residents.



Close proximity to top-rated  
public and private schools.



## ON THE MAP







**MAXIM BAGINSKIY**

**BROKER OF RECORD/INVESTMENT ADVISOR**

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1W3. Phone: 647-288-9422.*

*Presentation centre: 10376 Yonge St., Unit 306,  
Richmond Hill, ON L4C3B8. Phone: 416-832-8343*

# Thirty Six Zorra Condos: WHY IT IS ONE OF THE BEST Projects For Investment



Thirty Six Zorra Condos, a new project by Altree Developments, located in Etobicoke, will be located in the Queensway neighbourhood. This is a 36-story tower with a 7-story podium. In total, there will be 460 apartments of different sizes, from studios to 3-bedrooms. The project contains original architectural solutions. There will be amenities compared to those of five-star hotels, including the unique 36-story tower rooftop pool with breathtaking panoramic views. The transport accessibility is great: a free regular shuttle will take residents to the nearest Kipling subway station in just 6 minutes, while Islington Station is only 7-minute drive away. Therefore, the trip

to downtown by subway won't take more than half an hour. Other than that, it will be even faster to get to Union Station by the GO train, as the Mimico GO Station is very close to the project.

With low traffic, you can reach both the downtown and Pearson Airport in 10-15 minutes by car. Most of the clients of our company are investors, so there were a lot of reasons we chose this project.

In recent years, the Etobicoke district has become very popular, and the 36 Zorra project is favourably different from the other projects in this area, although almost all Etobicoke projects of the last year were sold out at lightning-fast speed.

While preparing for the sales of this project, we conducted thorough research of the area, and here are some factors that confirm that this project was chosen for good reasons and that it will bring excellent future profits to investors.

**1** The average price for the new Downtown projects today is \$1,200 per square foot; and we are talking about projects of average sizes, located far from the most popular areas of Downtown. Apartments in areas such as Yorkville, University Ave, Bloor Bay and Bloor & Yonge, sell for prices between \$1,500 to \$2,000 per square foot. In Etobicoke Waterfront, these prices are currently around \$1,065 per square foot. Our initial price of apartments in the 36 Zorra project will be only \$850 per square foot, which is 41% lower than the average price of Toronto's Downtown and 15% lower than the average price of projects in areas where you can get to the downtown in half an hour by public transport.

According to our analysis, these projects are currently selling at about \$1,000 per square foot. Of course, the developer does not plan to sell all apartments in the 36 Zorra project for \$850 per foot. After we sell 20% of the project, the prices will rise significantly, and investors who bought the apartments during







the initial sale will benefit greatly. We expect that based on the results of all sales, the average price of apartments in this project will be close to \$1,000 per square foot.

**2** Today, the average rental price for a 2-bedroom apartment in downtown is \$2,900 per month. The rental price of a similar apartment in the area where the 36 Zorra project will be built is \$2,700 a month. Thus, with a 40% difference in purchase value, the rent differs by only 7.5%. In reality, this will look as follows.

To buy such an apartment in Downtown Toronto, you need to spend \$750,000, and it will rent out for \$2,900 per month. To buy an apartment in the 36 Zorra project at our prices, you will pay \$550,000 and you can rent it out for \$2,700. Take into account loan payments, maintenance fees and annual taxes, and you'll see that an investor has to pay almost \$500 extra every month since the money received from rent won't be enough. However, in 36 Zorra, we expect

to see positive cash flow. Therefore, after paying for a loan, maintenance and taxes, the investor will have about \$70 per month from the money received for rent.

**3** The next important factor in a successful investment is the rise in the price of real estate, and if in previous years Toronto Downtown was the undisputed leader, now the areas within a radius from which you can reach the downtown by public transport in about 30 minutes, are showing the greatest growth. Apartment prices here are much lower, and this segment has huge demand among buyers; respectively, prices are rising at a rapid pace.

**4** Here are some statistics for the future construction area of the 36 Zorra project. The population of the district is 129,000, and the population growth is about 2.5% per year. Among that, 43% of the population lives in condominiums. The average household income for residents is \$128,448, which is 25% higher than the average family



income for Toronto (\$102,721) today. The area is developing rapidly: old commercial plazas are being demolished and replaced with modern complexes, including retail, commercial and residential buildings, restaurants, banks, etc.

At the moment, there are more than a hundred different infrastructure projects under municipal negotiation in Etobicoke, including a new GO train station, road expansion, and the arrangement of public areas. All this suggests that the area will continue to develop actively, and in the next decade, housing prices here will increase.

**A small apartment in the project will cost less than \$400,000, and 2-bedroom apartments - \$550,000. Also, I have absolutely no doubt that by the time the construction is complete, the rise in the prices will be dramatic.**

We will start selling apartments in this project on September 10. Those who wish to reserve an apartment can do this on our website **WWW.NEWGTACONDOS.COM**, filling out an application on the project page, calling us at **416-832-8343**, or arriving at our office in Richmond Hill.

