

Investing in the Greater Toronto Area Condos?  
Inspect Top 20 New GTA Condos Now!

**NEWGTA CONDOS.com**



# TORONTO ACCOLADES

- **4th Largest city in North America**
- **38% of Canada's Business HQ's are located in the City**
- **2nd largest financial centre in North America -- \$332 Billion (Cad) economy. 7th Worldwide**
- **Fastest growing technology centre in North America**
- **CBRE Research's 2018 Scoring Tech Talent ranked Toronto 4th of top 50 tech talent Markets**
- **Toronto ranked 7th of 140 cities in the 2018 Economist's Livability survey**
- **Toronto ranks 8th of 165 in the 2018 Cities in Motion Index (CIM)**
- **Toronto ranks 16th in the 2018 Mercer Quality of Living survey**

SOURCE: Zoocasa





# CANADA GROWTH & IMMIGRATION

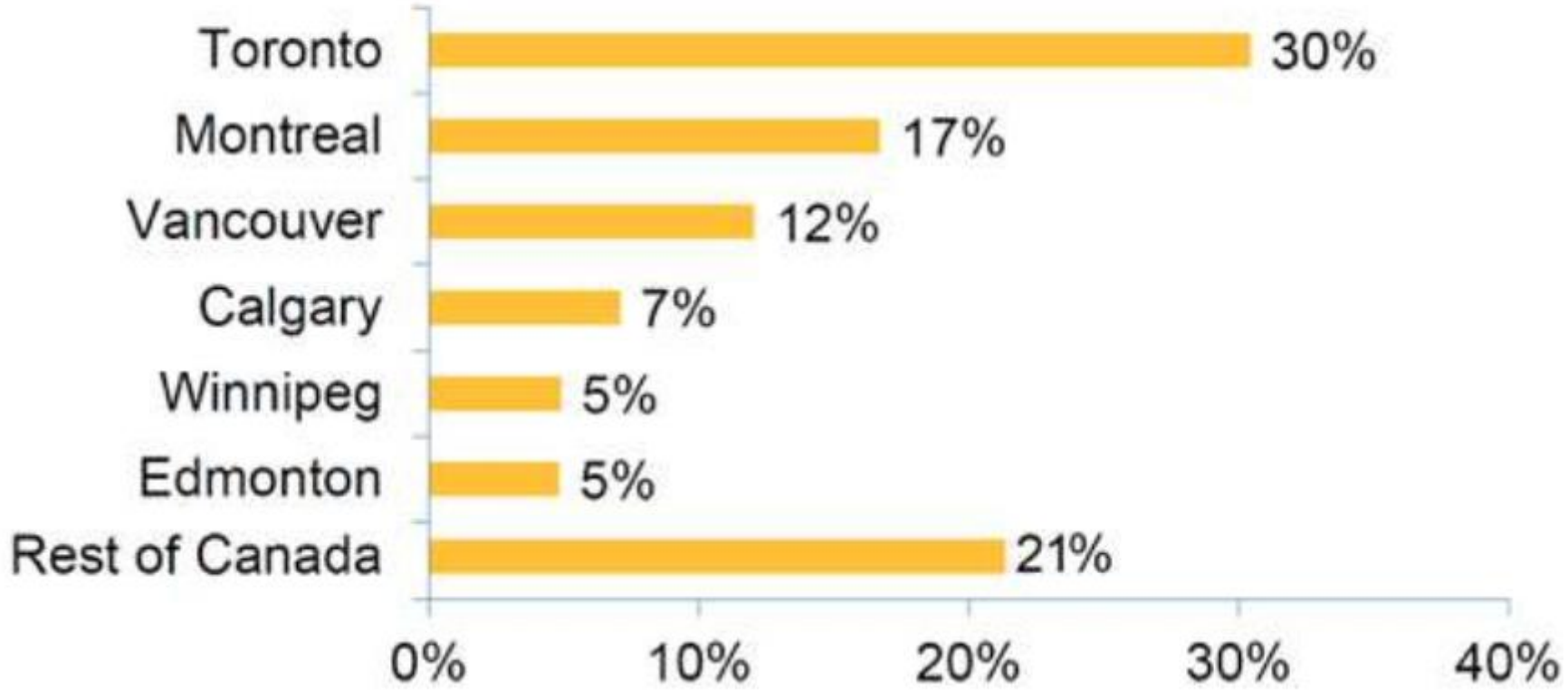
## IMMIGRATION TO CANADA

<b>2017</b>	<b>300,000</b>
<b>2018</b>	<b>310,000</b>
<b>2019</b>	<b>330,000</b>
<b>2020</b>	<b>340,000</b>



# TORONTO GROWTH & IMMIGRATION

Top Markets for Immigration (% of Total 2011-2015)



## AGE GROUPS

<b>Under 24 years</b>	<b>- 13%</b>
<b>25 - 44 years</b>	<b>- 70%</b>
<b>45+ years</b>	<b>- 17%</b>

- **Approx. 201,000 newcomers to Toronto over the next two years**
- **Approx. 10,000 new housing units**

SOURCE: Statistics Canada/Urbanation

# RENTAL MARKET OVERVIEW

## RISING RENTAL RATES: (Cumulative)

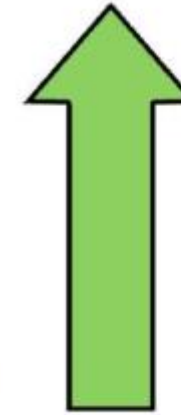
- **7.6% past 12 months**
- **17% past 2 years**
- **26% past 3 years**

Q3 - 2018

Average Index Rent

**\$3.26 psf**

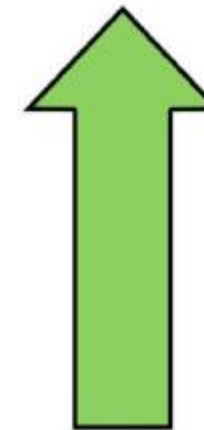
Greater Toronto Area



**9.4%**  
Annual

Average Monthly Rent

**\$2,385**



**7.6%**  
Annual

\*The figures shown above are based on historical data and do not represent any projected numbers. All charts above are utilized solely for marketing purposes. Actual figures are subject to change. Buyer Agents should verify all data and information. Capital Developments and Baker Real Estate Incorporated do not claim any liabilities

SOURCE: Urbanation

# YONGE AND FINCH C14 APPRECIATION

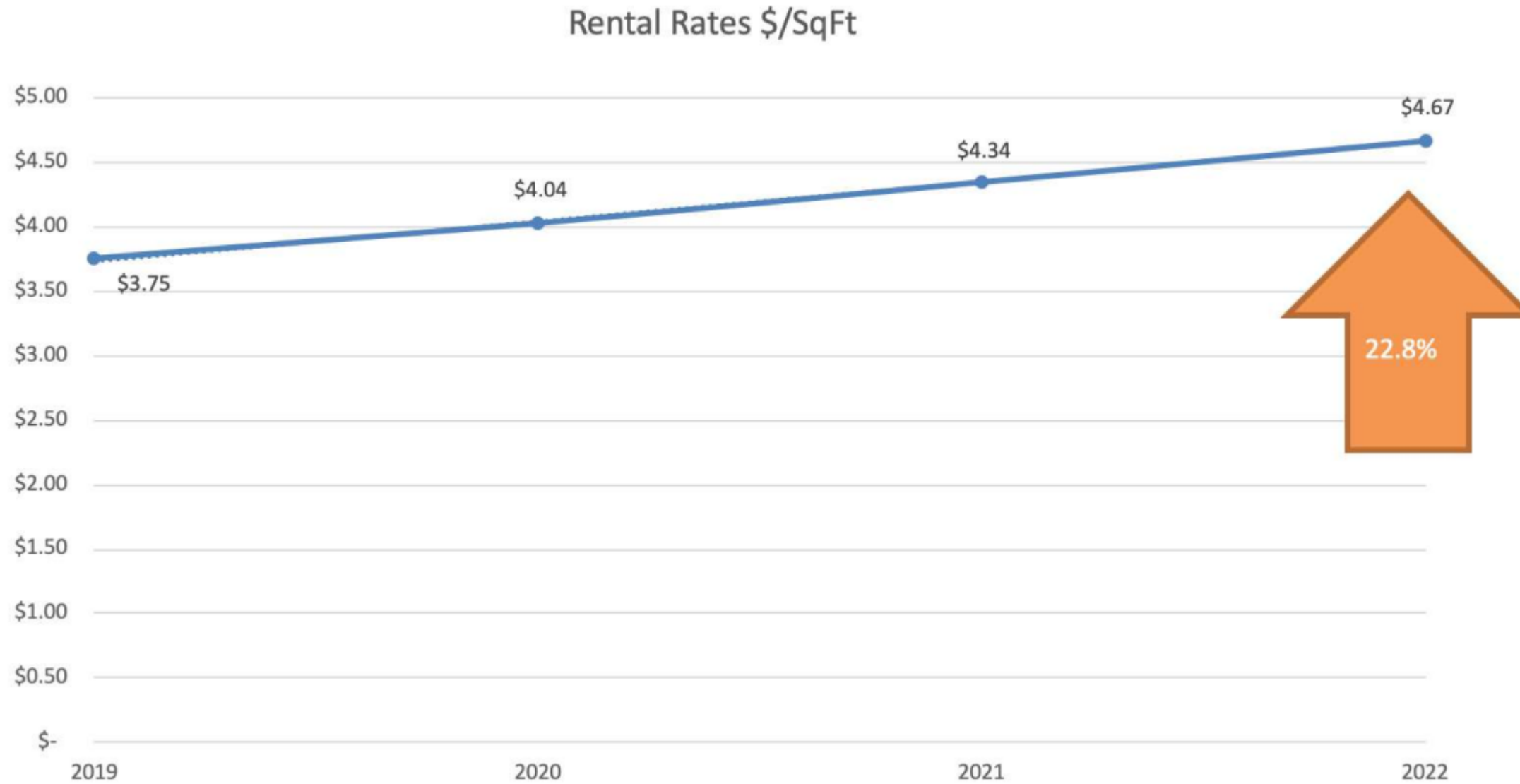


YEAR	2015	2016	2017	2018
<b>C14 Average</b>	<b>\$408,949</b>	<b>\$434,020</b>	<b>\$541,405</b>	<b>\$578,804</b>
<b>Average increase over time</b>	<b>-</b>	<b>6%</b>	<b>25%</b>	<b>7%</b>

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# RENTALS AT YONGE AND FINCH



- 2017 to 2018 saw an average increase of 7.6% annually
- Continuing the trend, we project another increase of 22.8% by 2022 to \$4.71/PSF

## AREA AND NEIGHBOURHOOD

# AZURA

CONDOMINIUMS





AT FINCH STATION



AMANDA MILBORNE IRELAND

# TRANSIT AND HIGHWAY ACCESS

WALK SCORE - 95

TRANSIT SCORE - 100

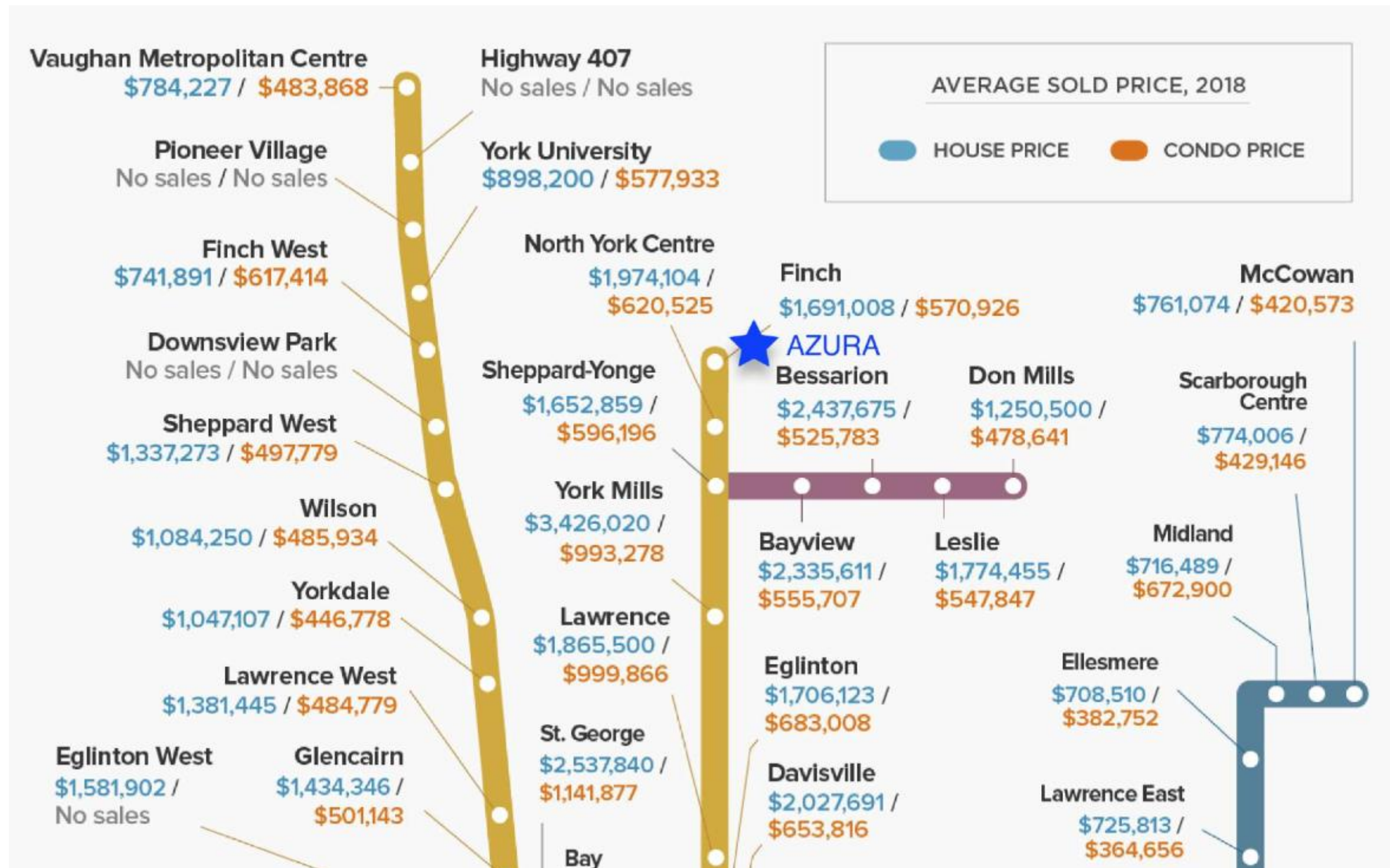
4 min walk to Finch Subway Station

30 min subway ride to Union Station





# HOUSE AND CONDO PRICES BY TTC STOPS



SOURCE: Zoocasa



# TORONTO'S TOP UNIVERSITIES

Close Proximity to University of Toronto,  
Ryerson University, OCAD and York University



**45 min subway ride to St. George Campus**  
**Best University in Canada**



**35 min subway ride**



**45 min subway ride**  
**Largest and most comprehensive art,  
design and media university in Canada**



**40 min ride to York University**

# AZURA DESIGN



AMANDA MILBORNE IRELAND



# AZURA DESIGN

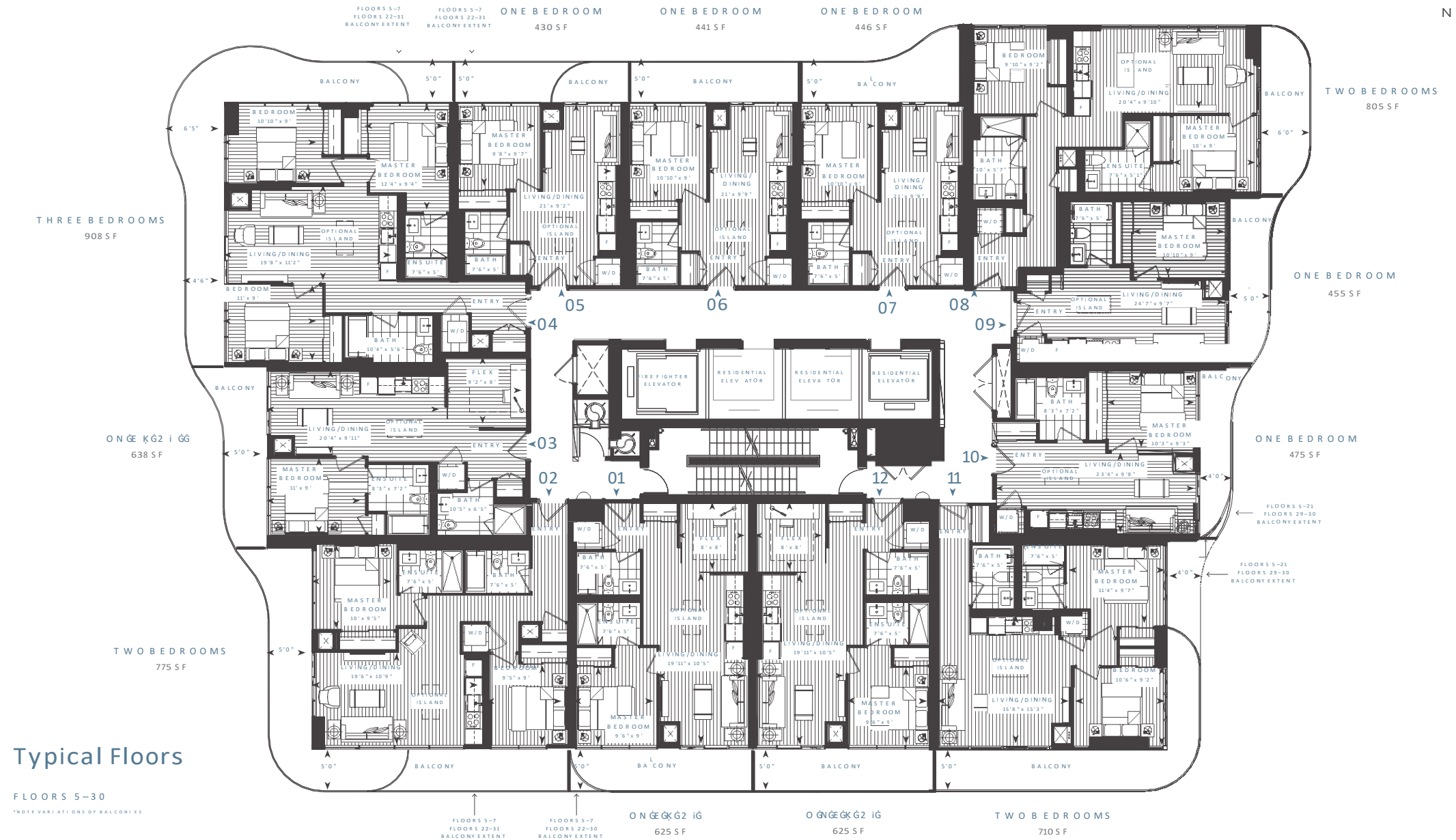
## BUILDING SIZE RANGE

**1Bed - 430 sf to 498 sf**

**1Bed + Flex - 528 sf to 740 sf**

**2 Bed - 710 sf to 900 sf**

**3 Bed - 908 sf to 1168 sf**



Typical Floors

FLOORS 5-30

\*NOTE VARIATIONS OF BALCONIES



# SOUTH VIEWS



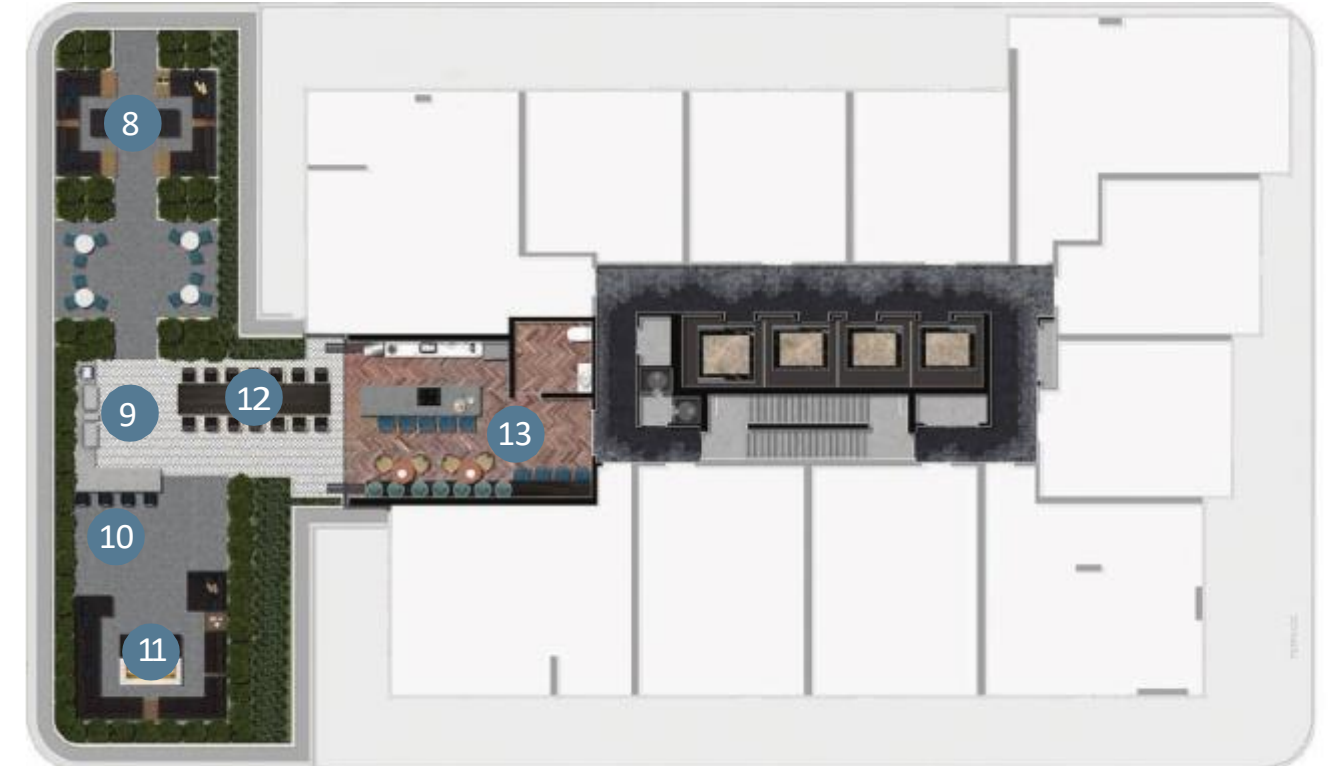


# AMENITY PLAN



## GROUND FLOOR

1. Lobby with 24- hour concierge
2. Yoga Studio
3. Golf Simulator
4. Fitness Centre
5. Kids Imagination Space
6. Party Room



## FOURTH FLOOR

7. Outdoor Lounge
8. Barbeque Stations
9. Outdoor Bar
10. Outdoor Fire Pit
11. Outdoor Dining Area
12. Indoor Chef's Kitchen





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## TOP REASONS TO BUY AT AZURA

- Transit
- Neighbourhood
- Suite Design
- Views (74% of suites have South Views)
- Building Amenities
- New Public Park
- Capital Developments Team & Track Record

Azura—  
A Life within Reach.



# CAPITAL DEVELOPMENTS

## UNDER CONSTRUCTION



ART SHOPPE



e2



150 REDPATH 155 REDPATH

## COMING SOON



CRU - 11YORKVILLE



BLOOR & DUFFERIN



# SALES AND MARKETING

YOUR FIRST ACCESS TO TORONTO PRE-CONSTRUCTION CONDOS

INVESTING IN TORONTO CONDOS?  
INSPECT TOP CONDOS DEALS

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10376 Yonge St., Unit 306, Richmond Hill, ON, L4C 3B8  
416.832.8343 | [info@newgtacondos.com](mailto:info@newgtacondos.com)

