



TRANSIT SCORE:

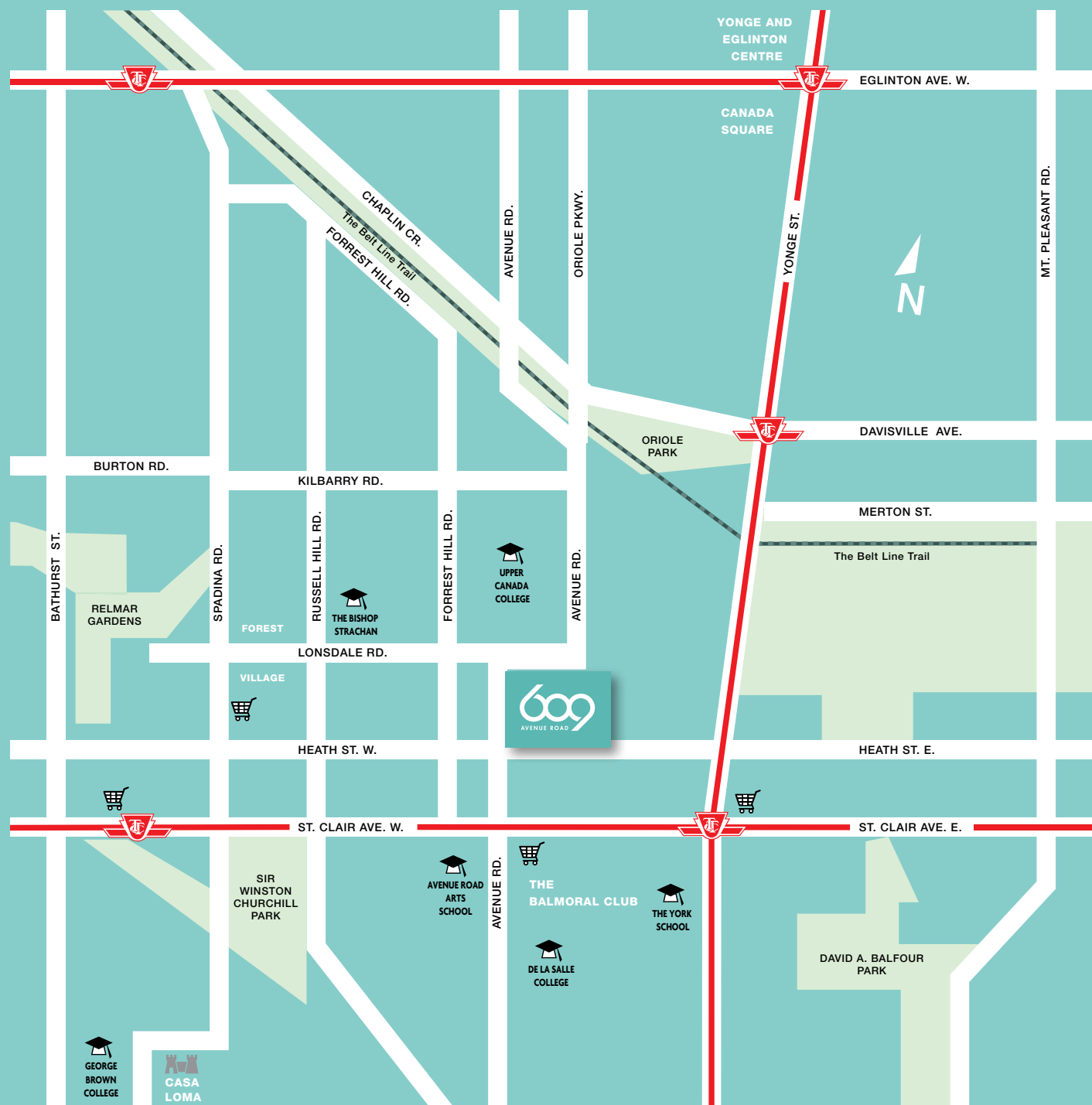
85

CLOSE TO TTC
(5 MINUTE WALK TO
ST. CLAIR AVENUE
STREETCAR)



BIKE SCORE:

98



609 AVENUE ROAD

LIVE IN PERFECT BALANCE | CONDOS ON AVENUE ROAD

A PRIME REAL ESTATE OPPORTUNITY

OVERLOOKING FOREST HILL



STATE | **MADISON**
BUILDING GROUP | HOMES

SALES OFFICE LOCATED AT 609 AVENUE ROAD, 416-489-5194

609AVENUE.COM



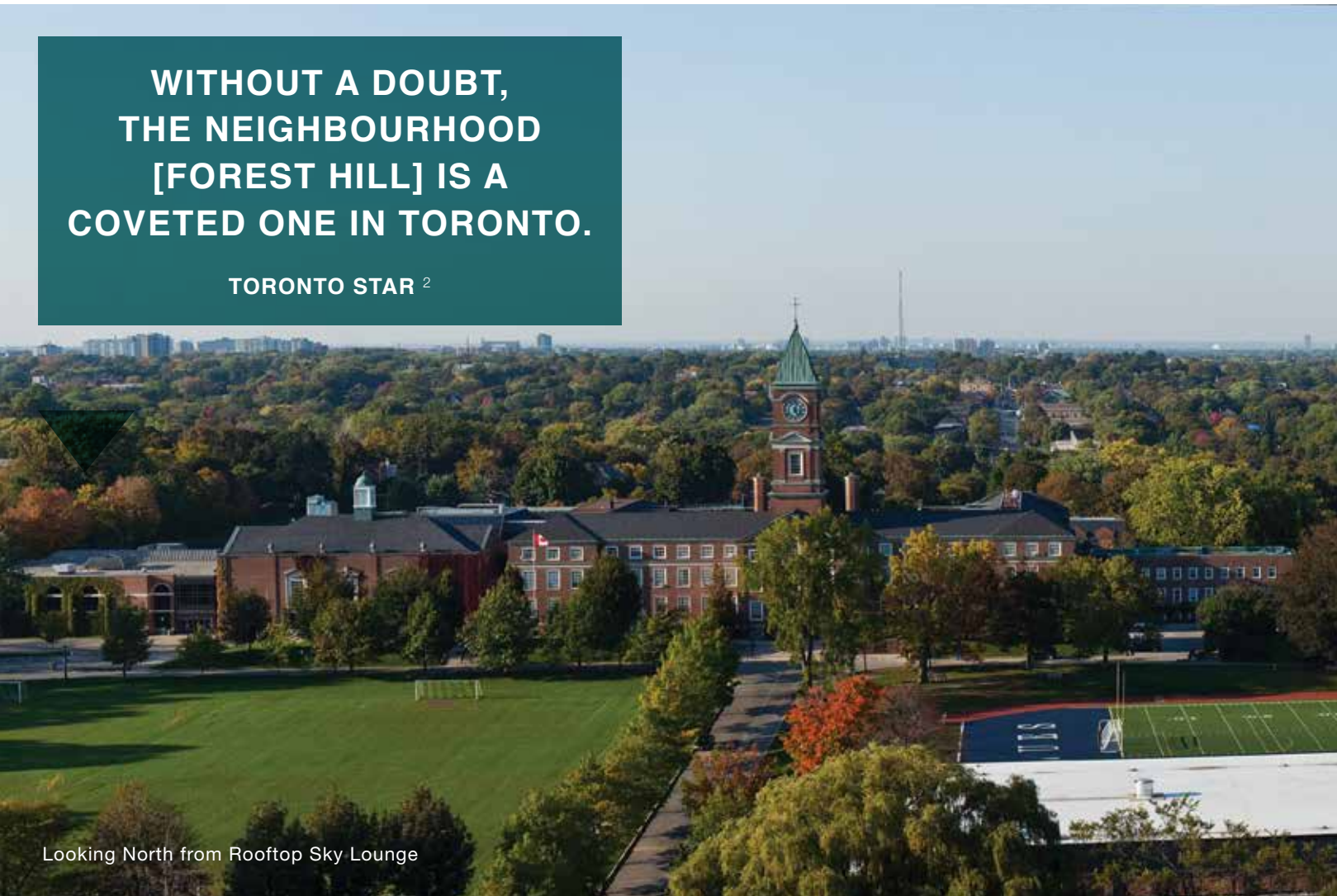
AREA

THE [TORONTO] CONDO MARKET HAS SHOWN THAT THERE IS A DEEP BASE OF DEMAND NOW FOR RENTAL PRODUCT.

TORONTO STAR ¹

WITHOUT A DOUBT, THE NEIGHBOURHOOD [FOREST HILL] IS A COVETED ONE IN TORONTO.

TORONTO STAR ²



Looking North from Rooftop Sky Lounge

ONE OF TORONTO'S MOST DESIRABLE NEIGHBOURHOODS

Among Toronto's most desirable and affluent neighbourhoods is Forest Hill where **609 Avenue Road** will soon overlook – a contemporary 19 storey condominium residence, comprising 161 suites and spectacular amenities including a fully equipped fitness centre, party room and dining area, media lounge and rooftop sky lounge. **609 Avenue Road** – a prestigious new address on the Avenue.

TORONTO RANKS

1ST OF 50 CITIES FOR LIVEABILITY

ECONOMIST INTELLIGENCE UNIT
LIVEABILITY RANKING
2015

TORONTO RANKS

2ND OF 100 GLOBAL CITIES FOR REPUTATION

REPUTATION INSTITUTE
REPUTABLE CITIES
2013

TORONTO RANKS

5TH OF 24 CITIES IN ECONOMIC PROSPERITY

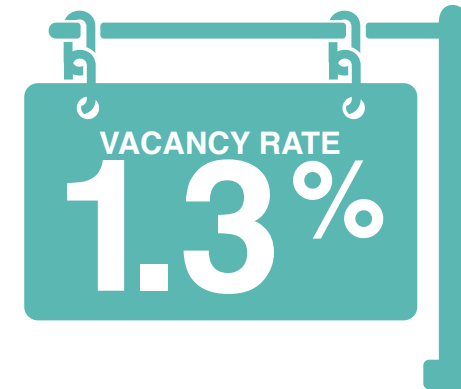
SCORECARD ON PROSPERITY
2015

TORONTO IS

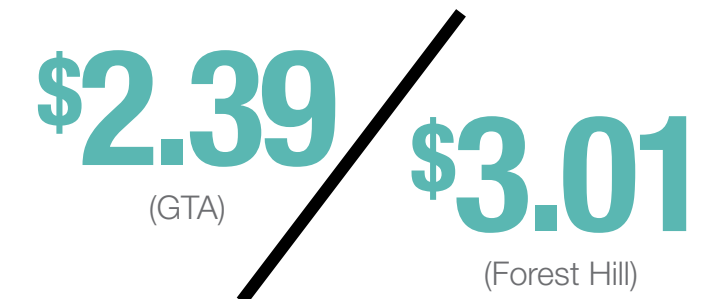
THE 8TH SAFEST CITY IN THE WORLD

SAFE CITIES INDEX
2015

TORONTO'S VACANCY RATE ³



AVERAGE RENTAL RATE PER SQUARE FOOT (2014) ⁴



AVERAGE RENT



1 BEDROOM ⁵



2 BEDROOM ⁶

Forest Hill

\$1,779

\$4,394

Downtown Toronto

\$1,749

\$2,639

Greater Toronto Area (GTA)

\$1,608

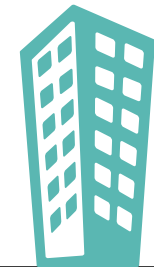
\$2,239

AVERAGE CONDO PRICE



\$494,325

(609 Avenue Road) ⁷



\$686,897

(Forest Hill) ⁸

AVERAGE DETACHED PRICE



\$1,012,853

(Downtown Toronto) ⁹



\$1,073,505

(GTA) ¹⁰



\$3,478,893

(Forest Hill South and UCC) ¹¹



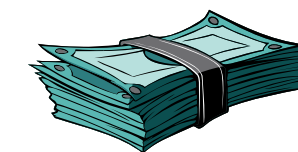
EDUCATION SYSTEM

There are many public and private schools in Forest Hill, including 2 world-renowned private schools.

🍏 Bishop Strachan is rated 9.7 out of 10 by the Fraser Institute

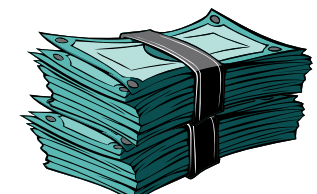
🍏 Upper Canada College is viewed as "Canada's most exclusive school"

AVERAGE HOUSEHOLD INCOME



\$72,830

(GTA) ¹²



\$635,051

(Forest Hill South and UCC) ¹¹

1. Toronto Star – young – and old – driving resurgence of rental (2015)

2. Toronto Star, January 12, 2015

3. Rentseeker.com – Annual Canada Rental Housing Price and Vacancy Data Infographic (2015)

4. TREB Q2-2015 Rental market Report

5. TREB, MLS, CMHC, Urbanation – Resale Market Study (2014)

6. TREB Q2-2015 Rental Market Report

7. Opening Preview Pricing

- includes units less than 1,000 sq.ft. only

8. TREB Community Stats Q2-2015

9. TREB Condo Report (2014)

10. TREB Community Stats Q2-2015

11. Canadian Business

"Canada's 25 Richest Neighbourhood" (Oct 2015)

12. Stats Canada, 2013 Median