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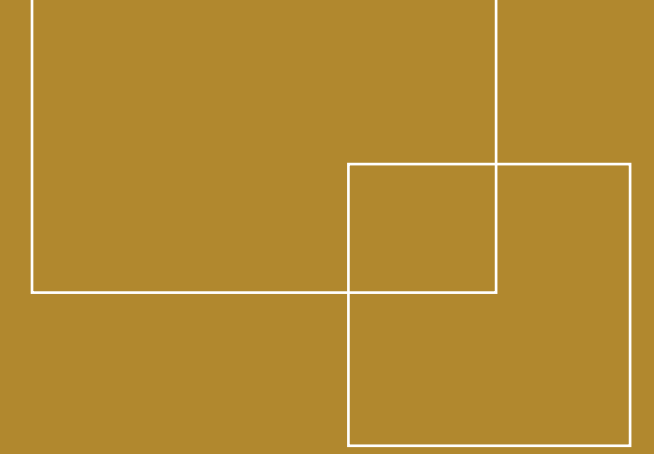
**SIX 25 BV**  
BAYVIEW VILLAGE

**HAVEN**  
DEVELOPMENTS

**INVESTMENT INSIDER**



ILLUSTRATION IS ARTIST'S CONCEPT. E.& O.E.



## A NEW ADDRESS IS IN VIEW

Introducing SIX25BV, an exclusive enclave of condos, lofts and townhomes gracing the scenic terrain of Bayview Village – among the city's most prominent, expressive and connected luxury neighbourhoods.

## TORONTO'S BEST NEW HOME INVESTMENT OPPORTUNITY

- Located in upscale Bayview Village.
- Boutique product in an intimate neighbourhood modeled after midtown New York architecture and design.
- Local population expected to grow by 30.7% by 2019\* with current housing stock inadequate for demand.
- Modern architecture and design unlike anything in the neighbourhood.

**THE TIME IS RIGHT. THE PRICE IS RIGHT. INVEST NOW.**

\*Source CBRE

SIX25BV  
BAYVIEW VILLAGE

## SHOPPING CENTRE PURCHASE SETS THE STAGE FOR MASSIVE GROWTH

In 2014, Bayview Village Shopping Centre was purchased for \$500 million – the largest single property sale of Q4 2013/2014. This purchase, plus the massive growth already anticipated for the area, has set the stage for Bayview Village to become an even larger Toronto luxury shopping destination with more luxury retail planned.



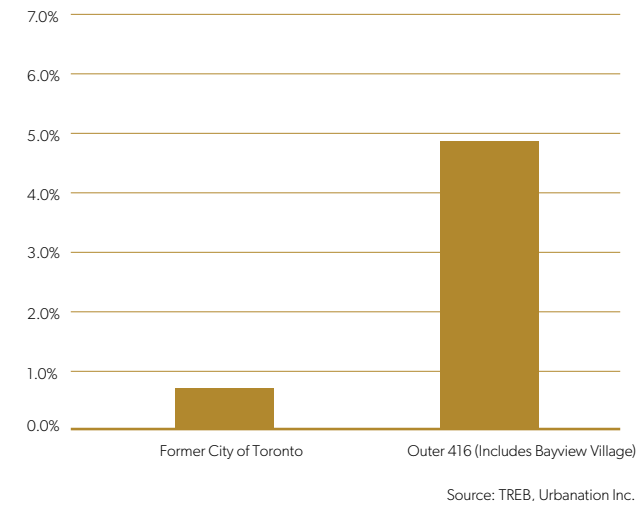
LOBLAWS	BANANA REPUBLIC
LOBO	MENDOCINO
OLIVER & BONACINI	LOLÈ
RESTORATION HARDWARE	PUSATERI'S

## HIGHER GROWTH THAN DOWNTOWN TORONTO

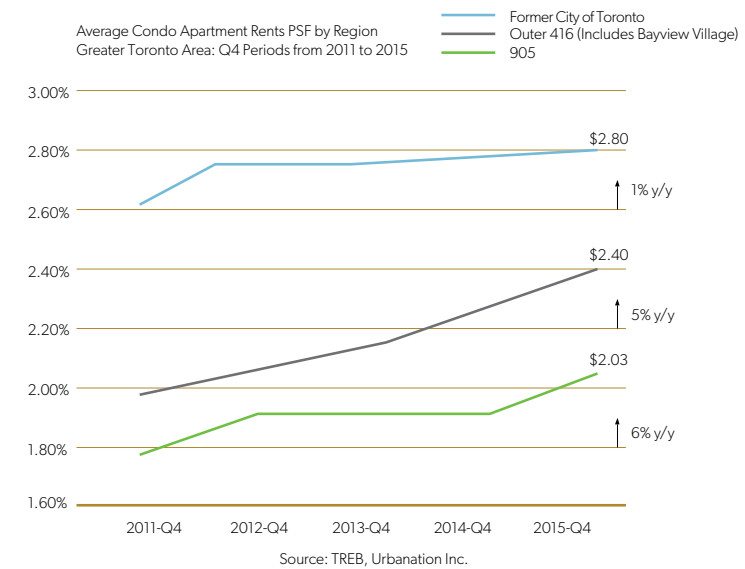
A limited supply of new product is pushing rent numbers in C15 / Bayview Village ever higher.\*

C15 rental income keeps growing

- Q4 2015 2B avg. rental \$2,000/month increase of 3.5% since Q4 2014
- Q4 2015 1B average rent \$1500/month increased 3.2% since Q4 2014
- Core of Toronto rents only increased 0.7% since 2014



Annual Growth in Condo Apartment Rents PSF (2015 Q4)



\*Data from Q4 2015 Urbanation  
Bayview Sheppard Condo Rents Increasing Downtown Core Rents are Flat (2015 Q4)



## A PICTURE OF HEALTH

North York General Hospital is a significant employer in the area, with 5,695 people on staff including volunteers. This major community hub has been experiencing a steady increase in patient volumes due to the booming surrounding community, and currently has three large capital projects in progress. The \$150 million anticipated cost of these projects has been funded entirely through donations to the North York General Foundation. Once completed, these new amenities will create even further employment growth in the hospital.

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Total Full-Time Employees = 1,745  
 Total Part-Time Employees = 1,479  
 Total Medical Staff = 846  
 Total Active Physicians = 510  
 Active Family Physicians = 211

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SIX25BV  
 BAYVIEW VILLAGE

## PRESTIGIOUS COMMUNITY. TOP SCHOOLS.

As a Bayview Village address, SIX25BV is ideally located within a school district featuring some of most respected institutions in Toronto.

### PUBLIC SCHOOLS\*

Elkhorn Public School.

Bayview Middle School, 25 Bunty Lane.

Earl Haig S.S., 100 Princess Avenue.

### CATHOLIC SCHOOLS

Blessed Trinity Catholic School, 3205 Bayview Ave.  
 Established 1963.

St. Joseph's Morrow Park Catholic Secondary School.  
 3379 Bayview Avenue. All girls; established 1960.

### PRIVATE SCHOOLS

Bayview Glen Private School, 275 Duncan Mill Rd.  
 Established 1962.

Central Montessori Private School, 18 Coldwater Rd.  
 Established 1995.

Crescent Private School, 2365 Bayview Ave. For boys  
 grades 3-12.

Toronto French School (TFS), 306 Lawrence Ave. E.  
 For grades 2-12.

### POST-SECONDARY

Seneca College Newnham Campus, 1750 Finch Ave. E.  
 10,000 people pass through this campus every day, including over 5,500 international students from 120 countries.

\*According to school boundaries on TDSB.on.ca. Schools are subject to enrolment and other municipal variances and thus are not guaranteed.



Earl Haig S.S., 100 Princess Avenue.



Toronto French School (TFS), 306 Lawrence Ave. E.



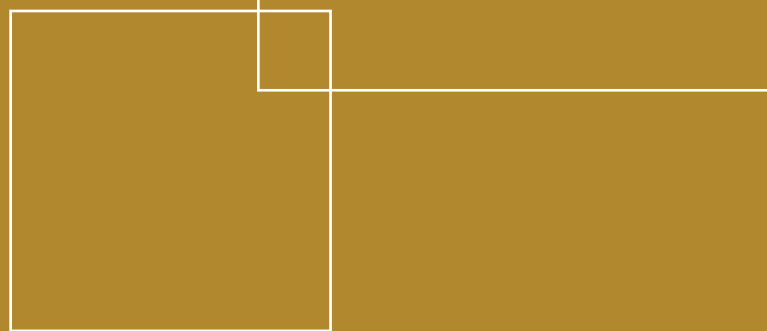
Bayview Glen Private School, 275 Duncan Mill Rd.



Seneca College Newnham Campus, 1750 Finch Ave.

Every major Toronto university is easily accessible by both subway and car.





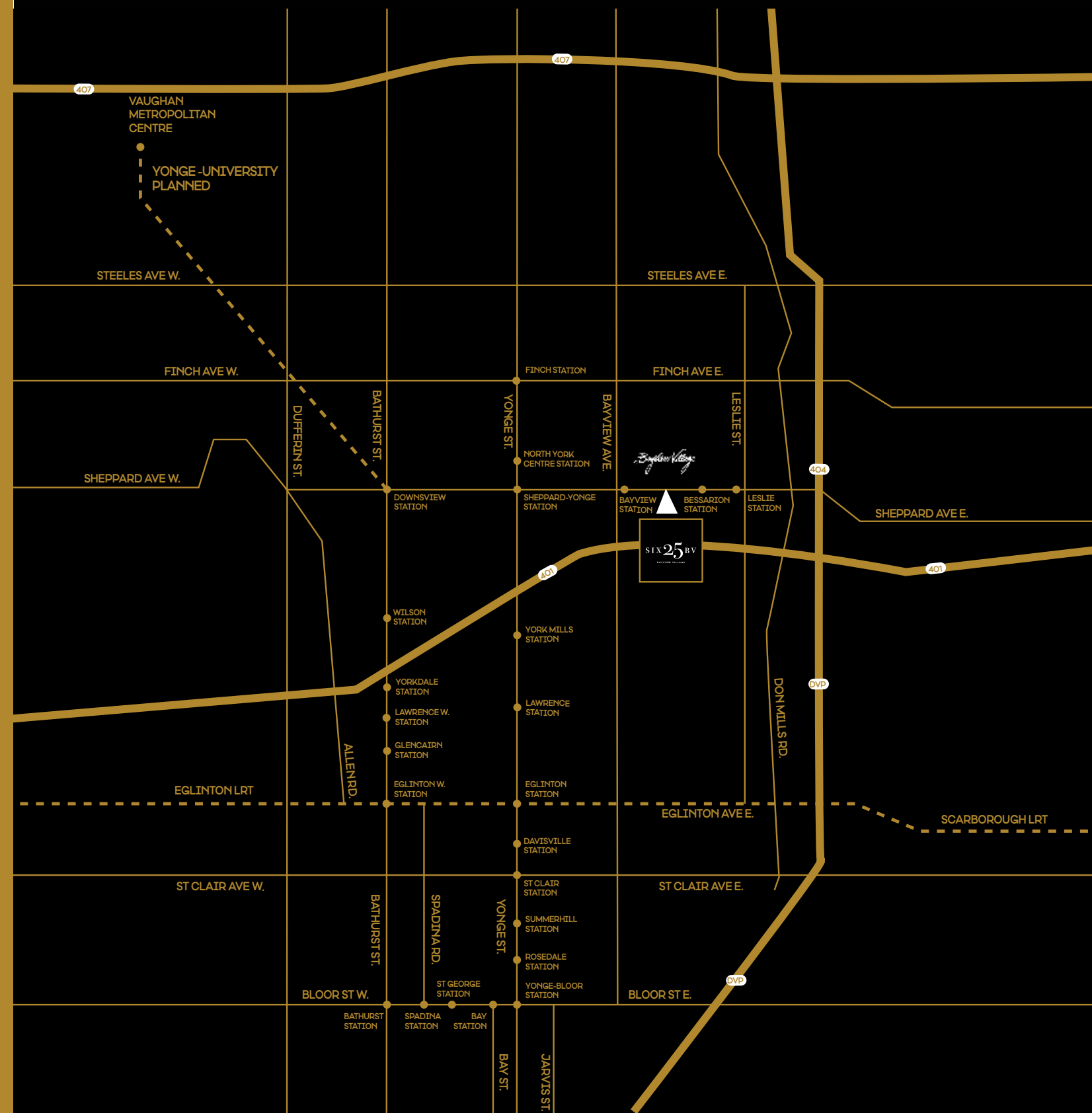
## WELL CONNECTED

From SIX25BV, residents will enjoy easy access to the TTC, GO Transit, Don Valley Parkway and Highways 401 & 404:

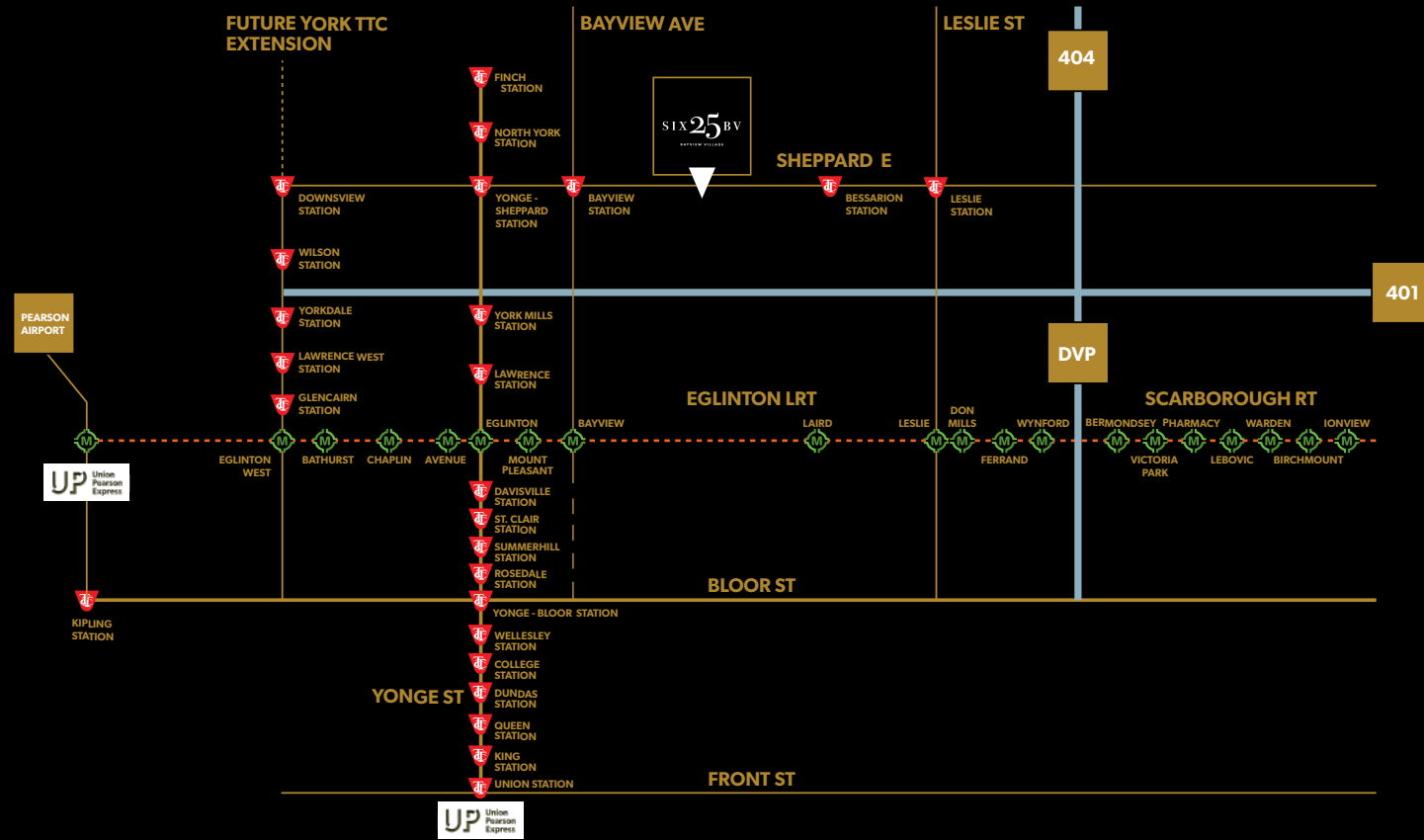
- Walk to Bayview Subway: 3 minutes
- Walk to Bessarion Subway: 4 minutes
- Commute to Yonge & Bloor: 18 minutes by car; 34 minutes by TTC
- Quick access to Highway 401: 3 minutes by car
- DVP & Highway 404: 5 minutes by car
- University of Toronto (St. George): 25 minutes by car; 40 minutes by TTC
- York University: 20 minutes by car; future TTC Spadina line extension will translate to an estimated 35 minutes
- Pearson Airport: 25 minutes by car; 45 minutes by future Eglinton crosstown LRT

\*No traffic assumed on Google maps.

SIX25BV  
BAYVIEW VILLAGE



**ESTIMATED TRAVEL TIME FROM BAYVIEW STATION USING LRT AND/OR SUBWAY TO:**



- UNION STATION: 15 MINUTES
- YORKDALE MALL: 15 MINUTES
- YORK UNIVERSITY: 30 MINUTES
- PEARSON AIRPORT: 45 MINUTES
- SCARBOROUGH: 20 MINUTES





HAWKSURY PARK



TORONTO CENTRE FOR THE ARTS



WHOLE FOODS MARKET

### ONE OF TORONTO'S HOTTEST REAL ESTATE MARKETS

Over the last five years, prices of detached homes (including bungalows) in Bayview Village have soared astronomically and are now only attainable to a select set of affluent buyers. This shift has led more buyers to consider and embrace the prospect of condominium living, given this is the entry price of living in Bayview Village. Even townhomes are beginning to price themselves outside most purchasers' comfort zones.

Bayview Village house sells for \$208,100 over asking in February 2016



Asking: \$1,449,900  
 Sold: \$1,658,000  
 Days on market: 1

### DETACHED HOMES (INCLUDING BUNGALOWS)

- Bungalow sells for \$1.7 million in summer 2015
- 20% of all homes sold over asking in Feb. 2016
- West of Bayview/North of York Mills – coming soon, a new single-family home development with prices starting at \$3 million
- Average resale bungalow 2016 list price \$2,037,490
- Average resale single-family 2016 list price \$2,919,238
- Average sold price detached in 2011 including bungalows and single family - \$982,829
- Average sold price detached in 2016 including bungalows and single family - \$1.7 million
- Therefore there is a 75% increase in 5 years in the Bayview Village area vs. TREB Toronto's 5 year average of 42.33%.

Source: Area C15 TREB

2014 DEMOGRAPHICS - WITHIN A 1 KM RADIUS OF 625 SHEPPARD AVE. E.



Population **17,874** – expected to increase **30.7%** by **2019**. Therefore current housing stock cannot meet increase in population. Not many more sites available. With lack of supply, prices will increase in future.



As of 2014 **56.6%** Owned and **43.4%** Rented.



Average household income **\$122,000**.



**38%** of the population use public transit.



**46.5%** of the population within **1 km** of 625 Sheppard has a bachelor degree or higher.



Centred within **3** employment centers in North York with more than **79,290** jobs according to 2015 Toronto employment survey.

SOURCE: ALL DEMOGRAPHIC STATS FROM CBRE

625 SHEPPARD AVENUE E. DEMOGRAPHICS WITHIN A 1KM RADIUS	
<b>TOTAL POPULATION</b>	
2009 ESTIMATED	13,809
2014 ESTIMATED	17,874
2019 PROJECTED	23,370
<b>%POP. CHANGE (2014-2019)</b>	
	30.7% increase
<b>MEDIAN AGE</b>	
	39
<b>AVERAGE HOUSEHOLD INCOME</b>	
	\$122,060
<b>2024 PROJECTED HOUSEHOLD INCOME</b>	
	\$162,475
<b>33% INCREASE IN HOUSEHOLD INCOME</b>	

SOURCE: CBRE



OLIVER & BONACINI

O-B

Bayview Village



**HAVEN**  
DEVELOPMENTS

With an extensive background in real estate finance and development, HAVEN Developments reflects its storied history against an innovative and original backdrop. We are committed to building communities that are optimally located and transit focused to help people connect to the city they love. With the strategic use of our core philosophies, we are able to create communities that complement and enrich the lives of Toronto citizens.