

# OSCAR

RESIDENCES

INVESTOR GUIDE



**CITY OF TORONTO: BEST GROWTH**



**THE FASTEST GROWING  
CITY IN NORTH AMERICA<sup>i</sup>**

**TORONTO**

# CANADA PLANS TO WELCOME 1.2 MILLION NEW IMMIGRANTS OVER THE NEXT THREE YEARS<sup>ii</sup>



New immigration targets: <sup>iii</sup>

**2021 - 401,000**

**2022 - 411,000**

**2023 - 421,000**



Fastest-growing tech labour pool with **80,000+ NEW TECH JOBS** in the past five years, a 54% increase<sup>v</sup>



Demand for housing amount to more than **50,000 UNITS/YEAR**, only 42,000 new homes built over the last 5 years<sup>vi</sup>



Average condominium sale price **INCREASED BY 10.5%** in 2020  
- Interest rates are at an all-time low<sup>vii</sup>

## THE ANNEX: BEST NEIGHBOURHOOD

# ANNEX MARKET IS RESILIENT, HOME PRICES INCREASED 12% YEAR-OVER-YEAR FOR THE PAST 3 CONSECUTIVE YEARS<sup>xiii</sup>



## TORONTO


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Total individual income average  
**\$52,268**<sup>xii</sup>

Average home price 2020  
**\$930,000**<sup>xvi</sup>

## ANNEX

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Total individual income average   
**\$112,766**  
more than 2 times Toronto's Average<sup>xii</sup>

Average home price 2020   
**\$2,415,555**<sup>xv</sup>

The average price of all home types in the Annex is over \$2M, **CONDOS ARE THE MOST AFFORDABLE OPTION** to get into this neighbourhood<sup>xiv</sup>

**ALMOST 70%** of housing options in Annex were built before 1980<sup>x</sup>

**51% OF RESIDENTS** live in condominiums (+5 storeys)<sup>ix</sup>

## THE ANNEX: BEST LOCATION





## BEST CONNECTIVITY


# 5 TTC ROUTES AT YOUR FRONT DOOR

|               |           |
|---------------|-----------|
| Transit Score | <b>96</b> |
| Walk Score    | <b>92</b> |
| Bike Score    | <b>90</b> |

  
**5 mins**  
—  
University of Toronto

  
**5 mins**  
—  
George Brown College

  
**7 mins**  
—  
Dupont Station

  
**10 mins**  
—  
Upper Canada College

  
**9 mins**  
—  
Bathurst Station

  
**4 mins**  
—  
Royal St. George's

## BEST ACADEMIA

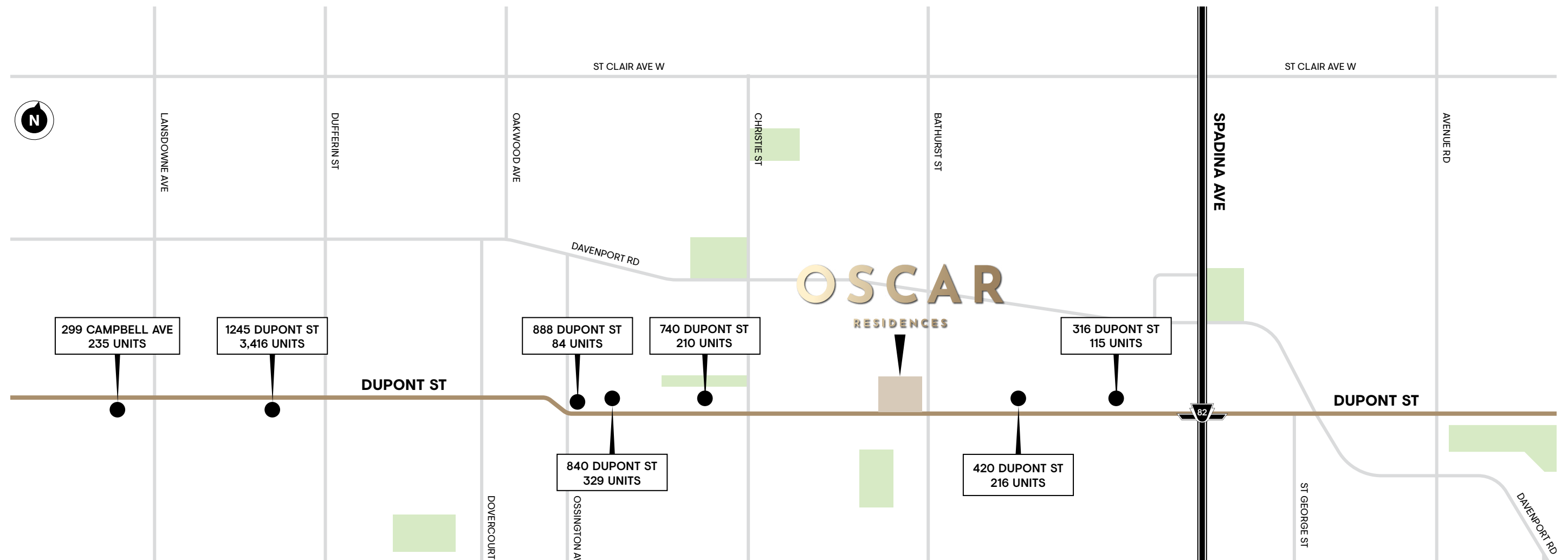
- University of Toronto: #1 in Canada,<sup>xxiv</sup> 62,864 student enrollments at St. George Campus (2019-2020)<sup>xxvi</sup>
- George Brown College: Toronto's Top Employer for 2021,<sup>xxviii</sup> 31,328 full-time student enrollments (2019-2020)<sup>xxvii</sup>
- Minutes away from some of Toronto's Best Private Schools:
  - Royal Conservatory of Music
  - Upper Canada College
  - Bishop Strachan
  - Royal St. George's

# THE ANNEX: BEST LOCATION

## BEST TRANSFORMATION

### 4,500+ UNITS COMING TO DUPONT

- Dupont Street is undergoing a massive transformation. Be a part of few opportunities to own in the Annex as the city has deemed 500 buildings to be historic.<sup>xxiii</sup>



# THE GREEN LINE



Residents can expect improved existing parkland, **VIBRANT, NEW PUBLIC SPACES AND IMPROVED PEDESTRIAN ACCESS AND TRAILS** running from St. Clair West and Caledonia Rd in the north, diagonally to Dupont and Dovercourt Rd, and then eastward along the CP Rail corridor to Davenport Rd.

**NEW, 5KM**  
**LINEAR PARK SYSTEM**  
**ALONG THE DUPONT**  
**HYDRO-ELECTRIC CORRIDOR**<sup>xxxI</sup>



## THE ANNEX: BEST AREA AMENITIES

# LIVE CLOSE TO A WEALTH OF CITY-FAVOURITE DESTINATIONS, BOUTIQUE SHOPS AND MARKETS



**5 MIN DRIVE TO YORKVILLE**, one of Canada's most exclusive shopping districts and 10 min drive to Summerhill, a hotspot for local gems



**OVER 400 BUSINESSES** including restaurants, cafes, shops, services within a **1KM RADIUS**

|                                   |        |
|-----------------------------------|--------|
| Hot Docs Ted Rogers Cinema        | 5 mins |
| Wychwood Barns Park               | 5 mins |
| Wiener's Home Hardware            | 5 mins |
| Summer Hill Market                | 5 mins |
| Casa Loma                         | 3 mins |
| St. Alban's Boys and Girls Club   | 4 mins |
| Vermont Square Park(1.5 hectares) | 2 mins |
| Bill Bolton Arena                 | 2 mins |
| Christie Pits Park (8.9 hectares) | 3 mins |
| Hillcrest Park (2.1 hectares)     | 3 mins |
| Fat Pasha                         | 3 mins |
| Ezra's Pound                      | 2 mins |
| Chadwick's Craft Kitchen & Bar    | 2 mins |
| Loblaws                           | 2 mins |
| LCBO                              | 3 mins |
| Yorkville                         | 5 mins |



LIFETIME DEVELOPMENTS: BEST BUILDER



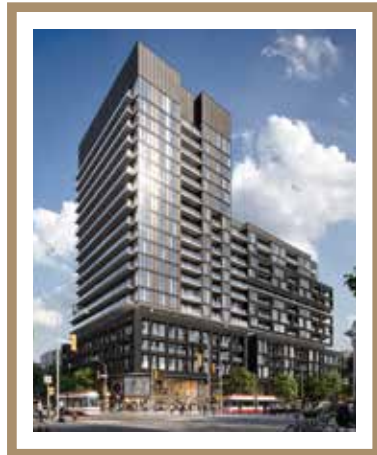
**TARION-APPROVED BUILDER**  
**WITH OVER 30 YEARS OF EXPERIENCE**  
**IN CREATING THRIVING RESIDENTIAL**  
**AND COMMERCIAL COMMUNITIES**

**BUILT 20+ PROJECTS WITH OVER**  
**7,000 HOMES IN TORONTO.**

# LIFETIME DEVELOPMENTS: BEST PIPELINE



36 EGLINTON AVENUE WEST



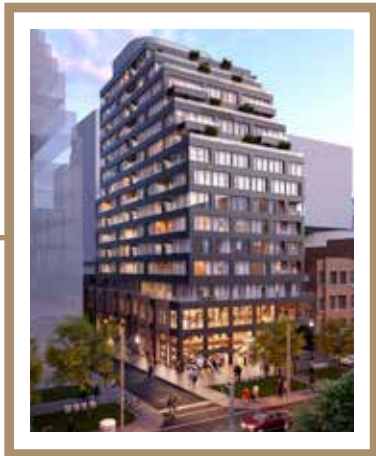
XO2 - 1182 KING STREET WEST



504 WELLINGTON STREET



RIVER & DUNDAS



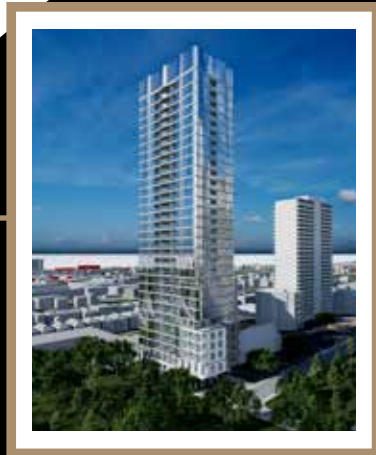
485 WELLINGTON STREET WEST



200 QUEENS QUAY WEST



PANDA MARKHAM



49 JACKES AVENUE

# OSCAR RESIDENCES: BEST INVESTMENT NOW

Borrowing money has never been more affordable, **INTEREST RATES TO STAY AT RECORD LOWS UNTIL 2023**

Own in an intimate, boutique building surrounded by multi-million dollar homes. **OSCAR THE BEST OPTION** to buy in this upscale neighbourhood

**NEW DEVELOPMENT IN THE ANNEX IS LIMITED.** Supply remains an issue leading to a continuous rise in pricing

The average price of new construction inventory in the area is **\$1M+**

**OPPORTUNITY FOR GROWTH AT “THE NEW DUPONT”** – The smartest time to buy is before intensification. Your investment has time to grow with the location

**REAL ESTATE PROVES TO BE THE MOST STABLE MARKET** to invest in when compared to stocks and bonds





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i, ii Toronto Star. iii CBC News. iv Toronto 2016 Census Report. v CBRE 2019 Report. vi TREB 2020 Market Report. vii TREB Q3 Condominium Market Report. ix, x, xii Toronto 2016 Neighbourhood Report. xiii, xiv, xv TREB MLS. xvi Financial Post. xxiv Times Higher Education. xxvi University of Toronto. xxvii George Brown 2019 Impact Report. xxviii George Brown 2021 Report. xxxiii Historical Board of Toronto. xxxi Realnet/Altus Group.