

FIRST ACCESS BROKER DECK

RIO  CAN
LIVING

AUSTIN BIRCH



RioCan is one of the first and one of the largest real estate investment trusts in the country.

223 properties

Over 40 million sq ft in development and over \$12 billion in enterprise value.



RIO  **CAN**
LIVING

Convenient

Access to major
commuter routes



Contextual

Architecture in
connected locations

Best in class

Communal amenities
that cater to you



Retail

Experiences curated
by the retail experts

This is RioCan Living

For almost 30 years, RioCan has helped shape the places Canadians want to work and shop. RioCan Living helps shape the places they want to live.



Building a community from the ground up takes more than bricks and mortar – it takes people, and we keep people at the centre of everything we do.

We believe we're helping to shape the future, your future. And it's our responsibility to do it right.

This is RioCan Living.

FOURFIFTY THE WELL

RENTAL RESIDENCE
TORONTO

Premium Residences in Iconic Neighbourhoods

11YV

CONDOMINIUM
YORKVILLE



RIO CAN
LIVING

STRADA

RENTAL RESIDENCE
LITTLE ITALY



QUEEN & ASHBRIDGE

CONDOMINIUM
QUEEN EAST



KINGLY

CONDOMINIUM
KING ST. WEST

Coming 2021 & Beyond

A selection of RioCan Living's planned communities.

5 Master Planned Communities

81 Residential Buildings

Over 20,000 residential units
currently in zoning



LEASIDE CENTRE

RIOCAN HALL



SCARBOROUGH CENTRE



SHOPPER'S WORLD BRAMPTON



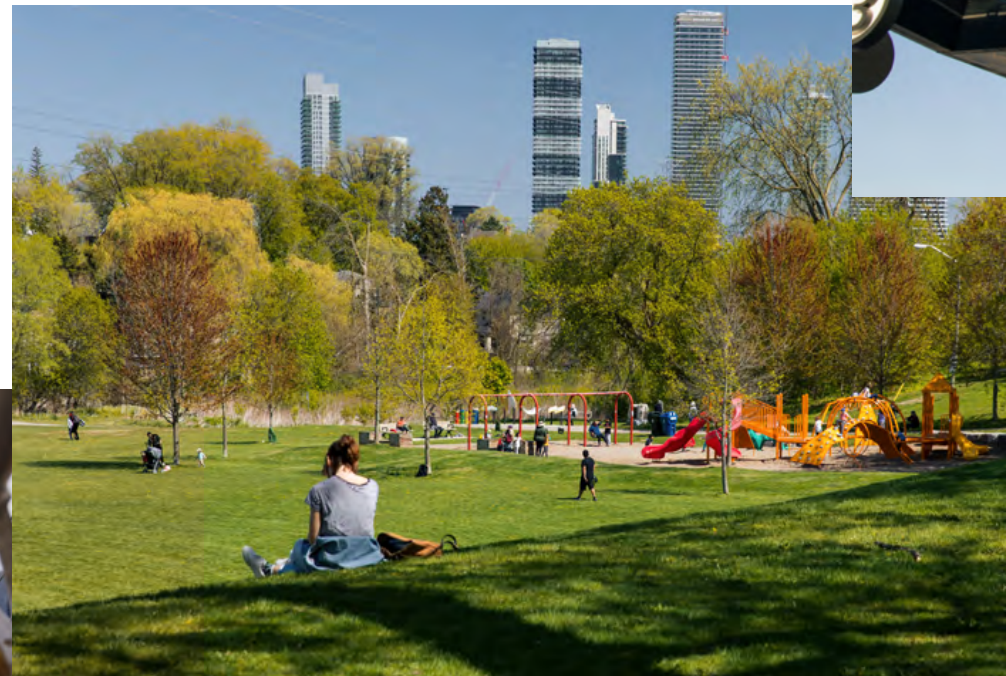
Illustrations are artist's concept. Specifications are subject to change without notice. E. & O. E.



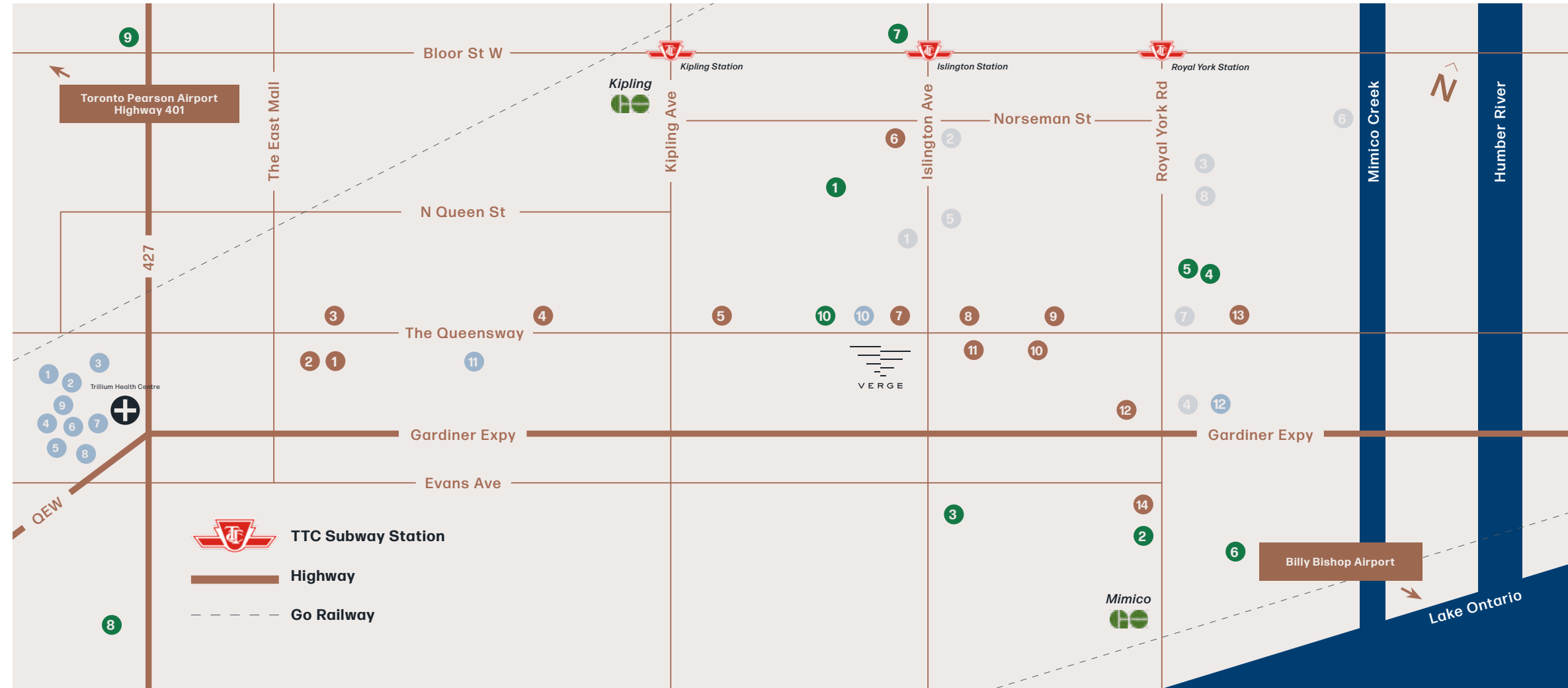
Verge is located at the southwest corner of Islington Avenue and The Queensway. The proximity to the QEW, Gardiner Expressway, and Highway 427, as well as Islington Station will draw people looking to live closer to downtown Toronto but without paying prices more common in the downtown core.



NEIGHBOURHOOD



AMENITIES MAP



● CAFÉS & RESTAURANTS

- 1. The Burger's Priest
- 2. California Sandwiches
- 3. The Grille
- 4. RUDY
- 5. K&B Sushi
- 6. Artisano Bakery
- 7. D Spot
- 8. Chaban
- 9. Dino's Wood Burning Pizza
- 10. Fresh
- 11. The Pie Commission
- 12. Great Lakes Brewery
- 13. Tom's Dairy Freeze
- 14. Sanremo Bakery

● SCHOOLS

- 1. Holy Angels Catholic School
- 2. Norseman Junior Middle School
- 3. Bishop Allen Academy
- 4. St. Louis Catholic Elementary School
- 5. Castlebar Junior School
- 6. Park Lawn Junior Middle School
- 7. Etobicoke School of the Arts
- 8. Kingsmill Secondary School

● PARKS & RECREATION

- 1. Queensland Park
- 2. Coronation Park
- 3. Ourland Park
- 4. Jeff Healey Park
- 5. Berry Road Park
- 6. Humber Bay Shores Park
- 7. Islington Golf Club
- 8. Toronto Golf Club
- 9. Centennial Park
- 10. Modo Yoga

● SHOPS

- 1. Saks Fifth Avenue
- 2. Nordstrom
- 3. Apple
- 4. Hudson's Bay
- 5. Sport Chek
- 6. Gucci
- 7. H&M
- 8. Indigo
- 9. CF Sherway Gardens
- 10. LBCO
- 11. Ikea
- 12. Sobeys

CLOSE TO EVERYTHING



HUMBER COLLEGE -
LAKESHORE CAMPUS

06
MINS

PEARSON AIRPORT
& BILLY BISHOP

12
MINS

DOWNTOWN
TORONTO

15
MINS

SHERWAY
GARDENS

07
MINS

HIGHWAY
427

07
MINS

GARDINER
EXPRESSWAY

01
MIN

ISLINGTON
STATION

05
MINS

LAKESHORE
BOARDWALK

09
MINS

EASY ACCESS TO TRANSIT

All major highways and both Toronto Airports

- TTC SUBWAY STATION
- ● TTC TRANSIT
- HIGHWAY



GEOGRAPHICALLY POSITIONED FOR GROWTH

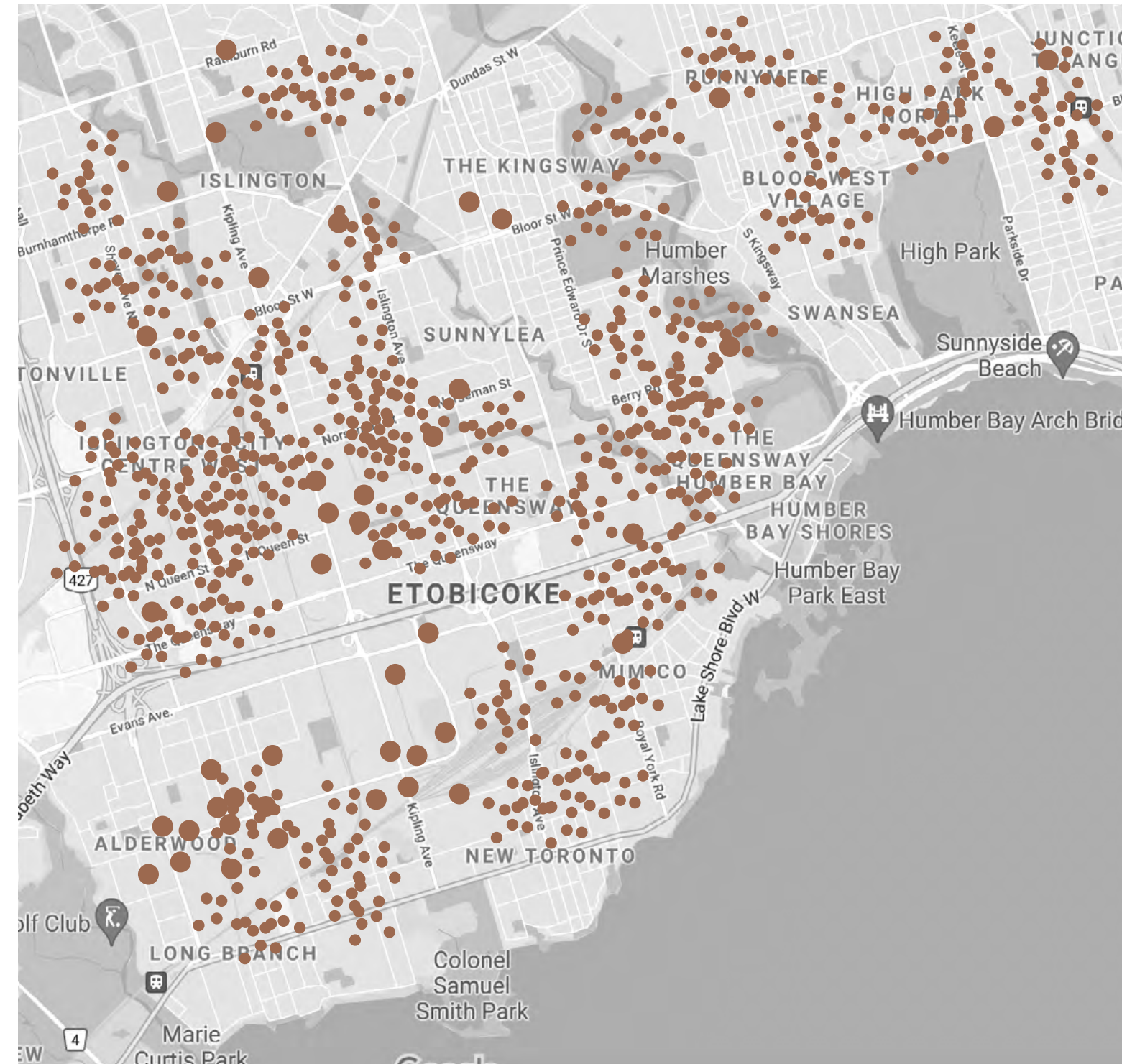
Etobicoke is positioned right between Toronto and Mississauga which are two of the largest cities in the province.



THE QUEENSWAY & ETOBICOKE CORRIDOR

Positioned for revitalization and development

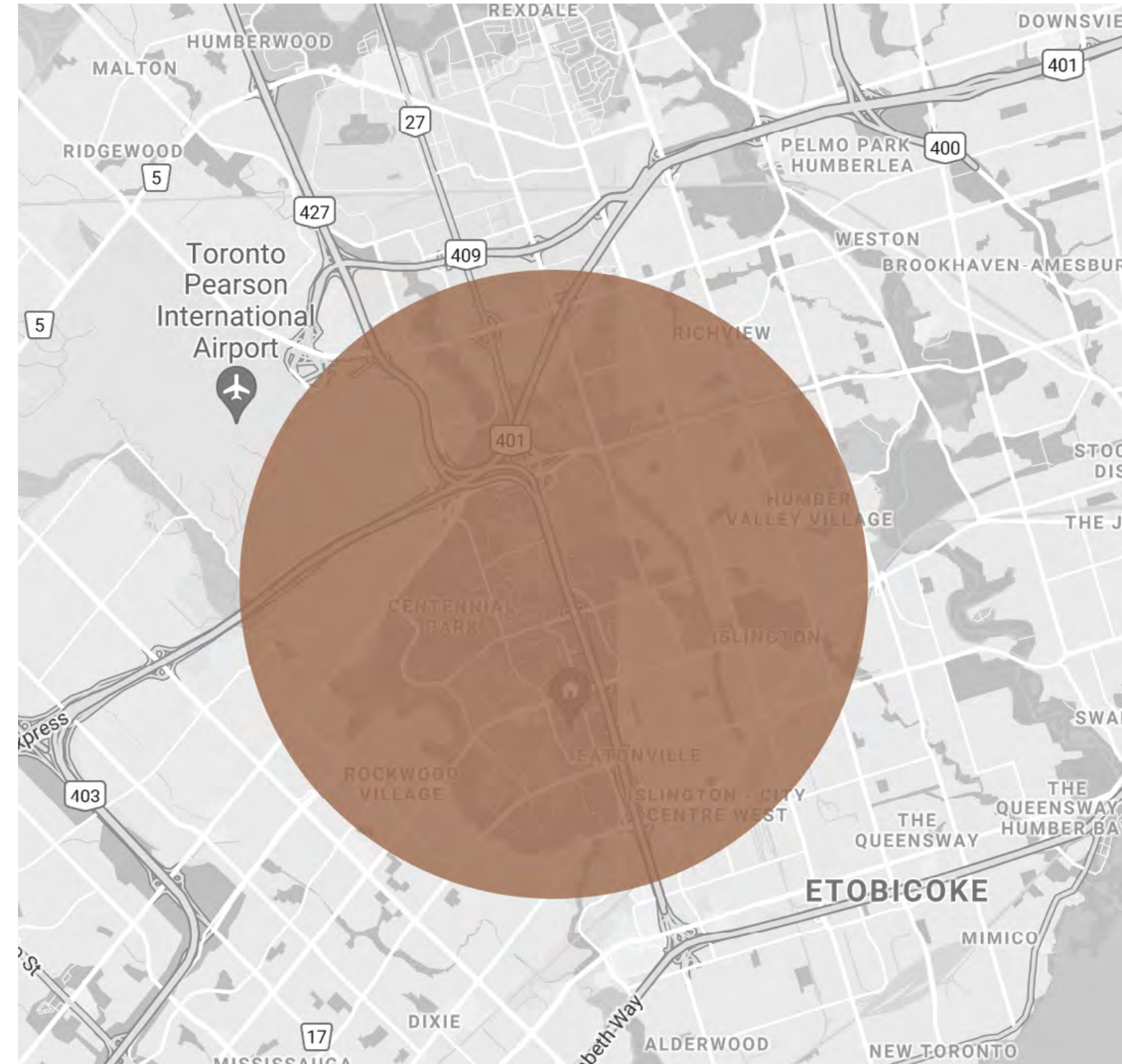
Over 33,000 condos in current development applications.



THE QUEENSWAY & ETOBICOKE CORRIDOR

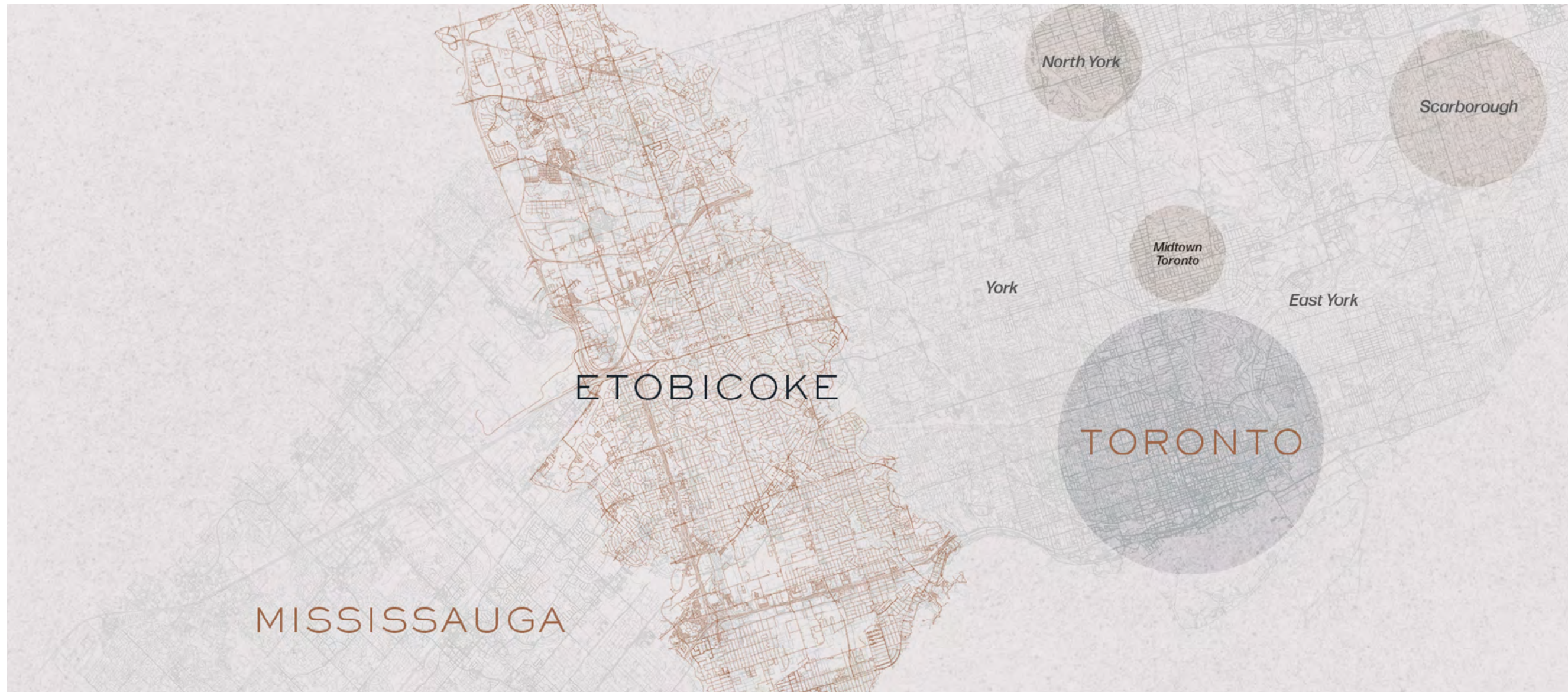
The 2nd largest employment zone in the country

The area around Pearson Airport is the second-largest employment zone in Canada with more jobs than the central business districts of Montreal, Vancouver and Calgary.



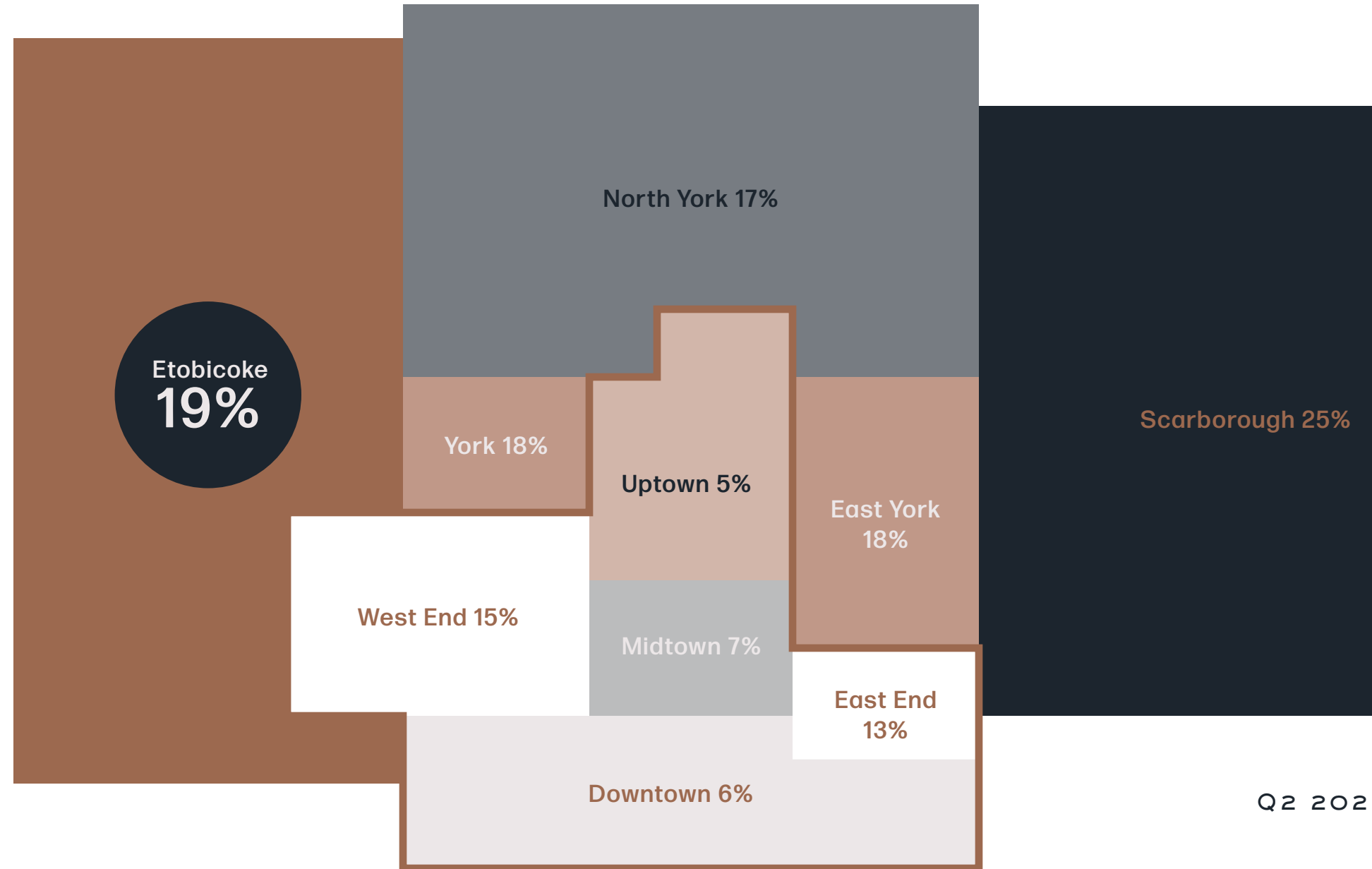
THE QUEENSWAY AND ETOBICOKE CORRIDOR

Etobicoke business centre has grown the fastest since 2014 vs the other 4 Toronto business centres.



WHERE HAVE TORONTO HOME VALUES JUMPED THE MOST?

Etobicoke is the second highest appreciated neighbourhood over the last year in comparison to all other Toronto neighbourhoods.



SCARCITY OF CONDOS IN ETOBICOKE

MISSISSAUGA

ETOBICOKE

TORONTO

3,724

condos for sale

4,519

condos for lease

778

condos for sale

405

condos for lease

WITHIN 2KM OF VERGE

34

condos for sale

19

condos for lease

3,650

condos for sale

4,729

condos for lease

VERGE COMMUNITY HIGHLIGHTS

- 2 Buildings
- 544 Units
- 3.25 Acre Site
- 12,000 sq ft of indoor amenities
- Over 12,500 sq ft of outdoor amenities
- Over 30,000 sq ft of expertly curated retail
- 20,000 sq ft dedicated park professionally designed between both buildings
- 1 Valet smart home throughout



VERGE SITE PLAN



VERGE EAST TOWER HIGHLIGHTS

- Double height lobby with concierge
- State of the art parcel room
- State of the art fitness studio
- Private interactive fitness studio
- Beautifully designed kids creative studio and playroom
- Indoor virtual golf simulator and bar
- Outdoor putting green and lounge
- Expansive outdoor terrace with coworking stations, dining and lounge areas
- Italian kitchens and vanities
- 9ft smooth finish ceilings
- Party room with bar, lounge and feature fireplace
- A competitor's dream games room



BUILDING AMENITIES

Ground Floor





BUILDING AMENITIES

2nd Floor







RAISE
THE
BAR





BUILDING AMENITIES

9th Floor













VIEWS

NORTH



SOUTH



VIEWS

EAST



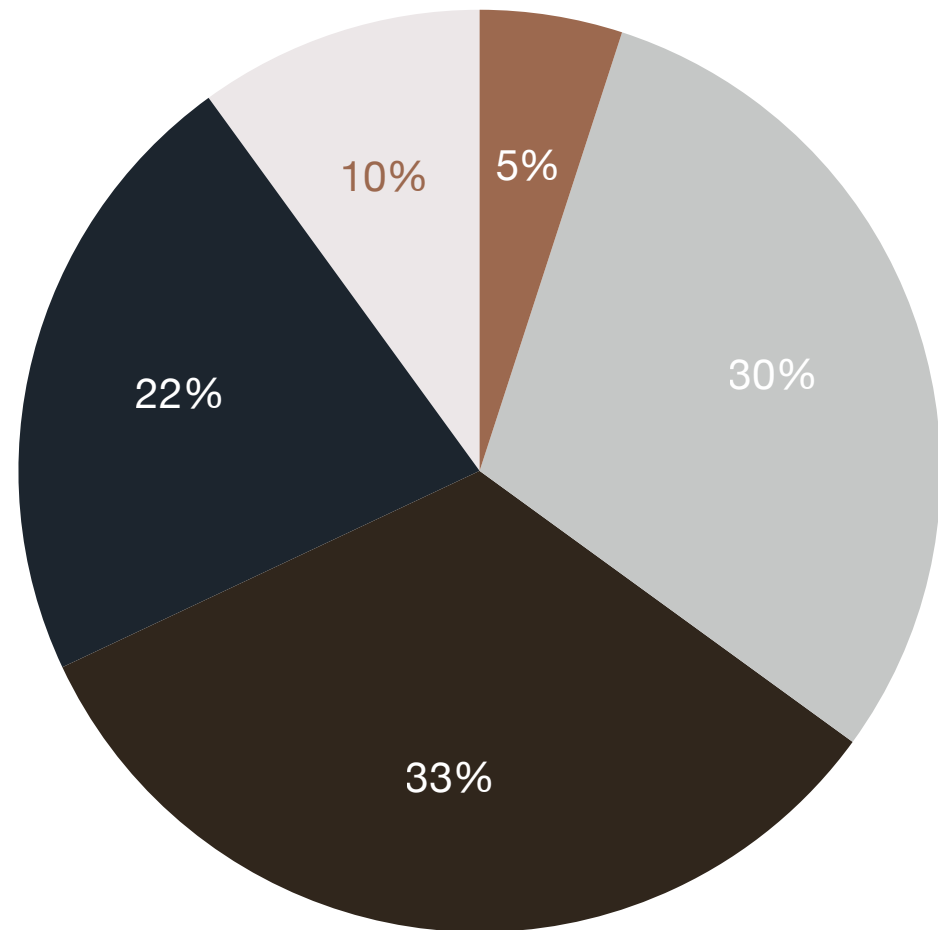
WEST



PERFECTLY CURATED UNIT TYPES TO MATCH DEMAND

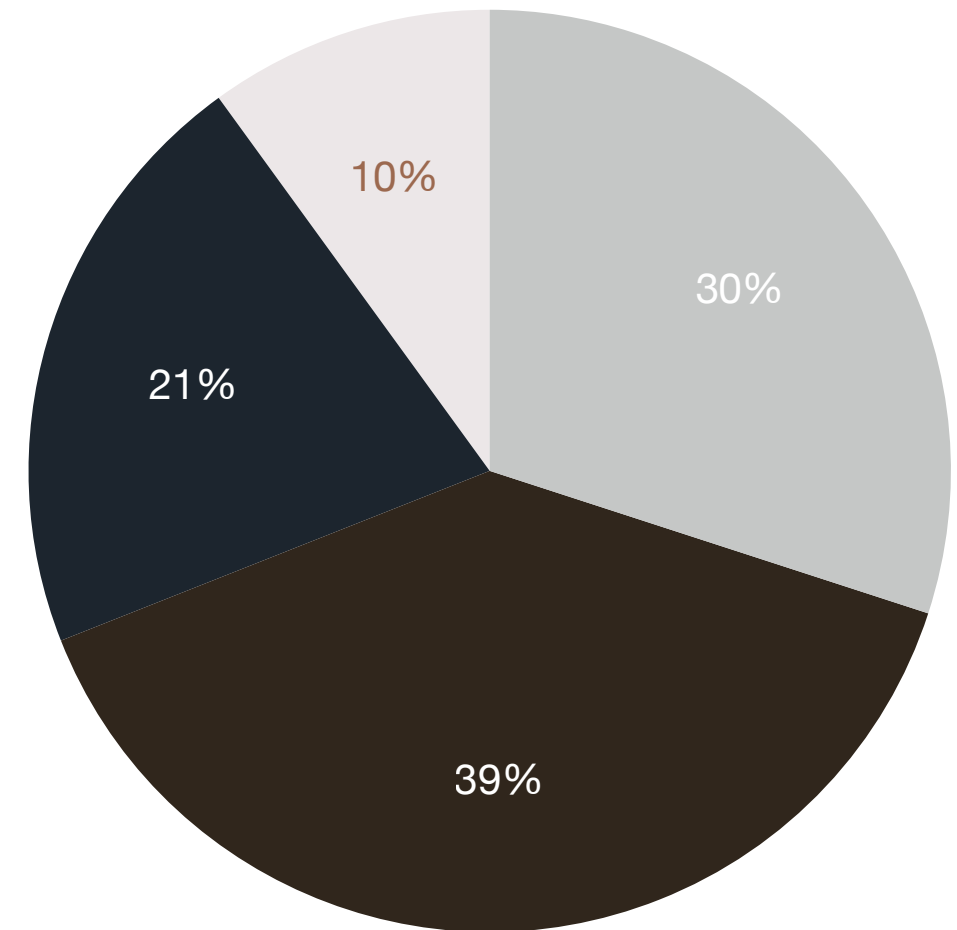
Demand for Pre-construction Units Sold in 2021:

● Studio ● 1 Bed ● 1+ Den ● 2 Bed ● 3 Bed



Verge Unit Mix:

● 1 Bed ● 1+ Den ● 2 Bed ● 3 Bed



UPCOMING PROJECT PRICING

Q2 of 2021 pre-constructions condo sales in the GTA in were sold at an average of **\$1,297 PSF**

MISSISSAUGA

VERGE

TORONTO

\$1,251 PSF

\$1,150 PSF
project average including parking

\$1,437 PSF

PRICE PER SQUARE FOOT RANGES FROM
\$1,030 PSF TO \$1,270 PSF

Investors, more than ever, are first looking for well priced units to buy in Toronto.

70% OF INVENTORY UNDER \$750K

20% OF INVENTORY BETWEEN \$750K - \$900K

ONLY 10% OF INVENTORY WILL BE OVER \$900K

**UNIT PRICE NOT INCLUDING PARKING OR LOCKER*

BROKER PARTNER INCENTIVES

FIRST ACCESS

- EXTENDED DEPOSIT STRUCTURE ONLY 5% PER YEAR 2021- 2023 FINAL 5% AT OCCUPANCY
- REDUCED ASSIGNMENT FEE
- DC'S CAPPED
- RIGHT TO LEASE DURING INTERIM OCCUPANCY
- PARKING INCLUDED ON ALL UNITS OVER 560 SQ FT (\$69,000 VALUE)

THE TEAM

Developer

RIO  **CAN**
LIVING

Landscape Architects

FORREC

Interior Design

 **DesignAgency**

Sales & Marketing

AUSTIN BIRCH

Architects

**TURNER
FLEISCHER**

Creative Agency

 gladstone media inc.

THANK
YOU

RIO  CAN
LIVING

AUSTIN BIRCH