APARTMENT BUILDING FOR SALE

Located in the heart of Toronto’s North York district
- the Don Mills community

1&3
WINGREEN COURT

22 TOTAL SUITES

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1 & 3 WINGREEN COURT

- 22 rental apartment suites
- Two connected low-rise apartment buildings
- Located at Don Mills Road and Lawrence Avenue East
- 5-Minute walk from the shops at Don Mills
- Public transit at doorstep
- A 3-minute drive to the Don Valley Parkway allowing easy access to Hwy 401 and the QEW

Suited on a corner lot at The Donway East and Wingreen Court on approximately 31,678 sq. ft.

Excellent suite mix consisting of large one and two-bedroom suites

Free and clear of financing

Separately metered for hydro

Significant upside in the current rents

**Residential Suite Mix**

<table>
<thead>
<tr>
<th></th>
<th>1-Bedroom</th>
<th>2-Bedroom</th>
<th>Total</th>
</tr>
</thead>
<tbody>
<tr>
<td>1 WINGREEN COURT</td>
<td>5</td>
<td>6</td>
<td>11</td>
</tr>
<tr>
<td>3 WINGREEN COURT</td>
<td>6</td>
<td>5</td>
<td>11</td>
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<tr>
<td>OVERALL TOTAL</td>
<td>11</td>
<td>11</td>
<td>22</td>
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</table>

## Suite Description

The interior residential units are well appointed and have rental quality finishes, newer appliances, wood & ceramic flooring. All units are well-designed and bright, with various layouts and sizes.
PARKING

There is adequate on-site parking with 10 surface parking spaces and 11 above grade parking garages located on the west side of the property. Recent upgrades included new garage doors and repaving the driveway and parking area in 2014. Indoor and outdoor parking spaces are currently included in the rents allowing for additional revenue on suite turnover.

LOT SIZE

The total land area is approximately 31,678 sq. ft. or 0.73 ac.

LOT DIMENSIONS

Area: 31,678.16 sq. ft. (0.727 ac.)
Perimeter: 711.94 ft.
Measurements: 86.90 ft. x 109.08 ft. x 43.55 ft. x 43.55 ft. x 43.55 ft. x 43.55 ft. x 161.78 ft.

ZONING

Residential Multiple Dwelling Zone
AREA OVERVIEW
Located in the heart of Toronto's North York district, the Don Mills community offers excellent proximity to the City’s core and industrial subdistricts, supplemented with modern infrastructure and family-oriented communities. Home to various landmarks and popular amenities such as Toronto’s Botanical Gardens, Shops at Don Mills, and the Donalda Golf Club, the areas surrounding Don Mills are bountiful with opportunities and activities for its residents to enjoy.

AMENITIES
There is no shortage of shopping, dining and entertainment opportunities in the Don Mills area. Anchored by Metro, LCBO, Joey’s and McEwans, the CF Shops at Don Mills provides an open-air shopping centre equipped with more than 70 different retail stores and restaurants. Shoppers may choose from treasured Canadian brands, international luxury retailers, or even opt for a fitness class at its F45 Training centre.

The Don Mills area also offers a variety of parks and green space. The Toronto Botanical Gardens, located just a five-minute drive West of the Site, is home to countless thematic gardens, each representing a specific botanical style or habitat. Alternatively, residents can enjoy a scenic walk through Edwards Gardens or Wilket Creek Park, which holds more than 100 ac. of pedestrian and bicycle trails.

For those interested in golf and other fitness opportunities, individuals and families can enjoy the Donalda Golf Club in Don Mills. The Club currently features 12 Har-Tru clay tennis courts, four sheets of curling ice, indoor golf simulators, squash courts, a state-of-the-art fitness centre and various dining options. This variety of social activities and programs provides an exceptional golf and multi-activity experience to each member and their guests, and is currently one of the most prestigious family-oriented golf and country clubs in Toronto.
TRANSPORTATION & ACCESSIBILITY

With excellent proximity to public transportation and Oriole GO Station, the Site is well-serviced by Toronto’s public transit network. Access to the Site from Don Mills station and Oriole GO is facilitated by three distinct bus routes, which provide convenient transit opportunities for individuals and direct transportation within minutes to the Site. These routes include the 25 Don Mills bus, the 51 Leslie bus, and/or the 54 Lawrence bus, all of which can connect passengers to stations on both the Yonge-University-Spadina line, and the Bloor-Danforth subway line. Alternatively, the Don Valley Parkway is located a five-minute drive East, deepening the Site’s connectivity to the GTA, as well as providing easy access to the Downtown core.

1-3 Wingreen Court has a Walk Score of 80, meaning that most retail shops and institutions are conveniently located within walking distance. With a Transit Score of 68 and a Bike Score of 67, this further demonstrates the Property’s high accessibility to urban amenities.

The Eglinton Crosstown LRT is set for completion in 2022, increasing connectivity between Toronto’s Downtown and Midtown communities, further facilitating access to the Site and area amenities. Part of the Crosstown LRT plan includes the Don Mills Crossing – a City initiative created to support new growth, residential intensification and community development through continued investment in transit infrastructure.

ECONOMICS AND DEMOGRAPHICS

1-3 Wingreen Court is uniquely positioned within Don Mills’ vibrant and affluent community. Surrounded by elementary schools and community centres, this safe neighbourhood is bound to attract young individuals and families. With an average household income of $123,318 within 1 km of the Property, the Don Mills community is well-positioned for sustained growth. The estimated 2020 population of immigrants living within the Don Mills area is 5,063 residents. Out of a total of 10,715, this demonstrates a strong sense of cultural diversity within the community.

### Population

<table>
<thead>
<tr>
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<th>1 KM</th>
<th>2 KM</th>
<th>3 KM</th>
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<tbody>
<tr>
<td><strong>Population</strong></td>
<td>10,795</td>
<td>106,057</td>
<td>328,742</td>
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<tr>
<td><strong>Projected 2025 Population</strong></td>
<td>11,393</td>
<td>115,160</td>
<td>358,128</td>
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<tr>
<td><strong>2020 - 2025 % Change in Population</strong></td>
<td>5.5%</td>
<td>8.4%</td>
<td>8.8%</td>
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<tr>
<td><strong>Average Household Income</strong></td>
<td>$123,318</td>
<td>$121,903</td>
<td>$142,745</td>
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<tr>
<td><strong>Bachelor’s Degree or Higher</strong></td>
<td>2,806</td>
<td>26,554</td>
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### Projected Population

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<tbody>
<tr>
<td><strong>20 - 34 Years</strong></td>
<td>1,682</td>
<td>20,226</td>
<td>67,485</td>
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<tr>
<td><strong>35 - 49 Years</strong></td>
<td>2,078</td>
<td>22,643</td>
<td>70,548</td>
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<tr>
<td><strong>50 - 64 Years</strong></td>
<td>2,229</td>
<td>20,616</td>
<td>63,521</td>
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<tr>
<td><strong>65 - 79 Years</strong></td>
<td>1,533</td>
<td>13,037</td>
<td>38,311</td>
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<tr>
<td><strong>80 Years and Over</strong></td>
<td>1,357</td>
<td>6,190</td>
<td>16,556</td>
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Legend

- Orange - University Line
- Green - Bloor-Danforth Line
- Brown - Sheppard Line
- Purple - Eglinton Line
- Light Green - GO Lines
- Grey - Yonge North Subway Extension to Richmond Hill
- Yellow - Three-stop Scarborough Subway Extension
- Blue - Ontario Line
- Red - Eglinton West Extension to Pearson Airport
- Blue - Sheppard East Extension
- Orange - Hurontario LRT
- Purple - Finch West LRT

Diagram is not to scale
THE OFFERING PROCESS

CONFIDENTIALITY AGREEMENT
Potential purchasers that require access to the Document Centre must complete a CA and return it to barbra.bardos@cbre.com

DOCUMENT CENTRE
- Survey
- Property Tax Bills
- Utility Invoices
- Financial Statements
- Environmental Report

OFFER SUBMISSIONS
All offers are requested to be submitted to the attention of: barbara.bardos@cbre.com

OFFERS ARE DUE:
TUESDAY, DECEMBER 15, 2020 BY 4PM (EST)

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