

CityLights – Key Highlights

1. The Big Three – Critical Pillars of Growth (Infrastructure)

- Commercial Real Estate
- Retail Infrastructure
- Public Transportation

2. The Eglinton Crosstown LRT

- Project Cost: \$5.3 Billion
- Largest Public Transportation Project Since Yonge/University & Bloor/Danforth Subway Projects
- 19 Kilometers Long (10 Kilometers will be underground between Keele & Laird)
- LRT is **faster** than a subway train (24/km Vs 28/km)
- 25 Stops Between Mt. Dennis and Kennedy
- Completion Date: 2020

3. The Future of Toronto

The impact that the LRT will present to the City of Toronto will propel Yonge and Eglinton to become the **Centre of Toronto**. Invest before the LRT is built, not after. As of today, the construction and commitment to growth at Yonge and Eglinton will create a “Yonge and Bloor” environment as both of these intersections are the **only** ones that offer subway access **North, East, South and West**. The average renter cannot afford to drive, increasing the demand to live within a closer proximity to Subways (as well as Retail, Restaurants, Office Jobs)

4. The Neighborhood – LOCATION! LOCATION! LOCATION!

- Yonge & Eglinton is the **second fastest** growing employment centre of Toronto.
- The Avg. household income is approx. \$129,000 VS. GTA Avg. approx \$86,000
- Expensive, High-End Resale Housing and Condominium Submarket. Affordable Options Are Very Limited.
- Tenants Are Highly Qualified, Young Professionals.
- Walk Score: **93/100**
- Transit Score: **91/100**

Centre of Toronto Resale Neighbourhood
Avg Detached Home - \$1.3 Million (2014)
Ave Semi Home - \$929,005 (2014) Ave
Condominium Price \$518,957 (2014)

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