



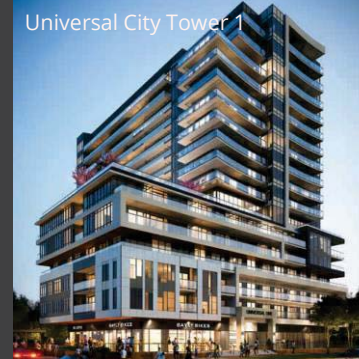
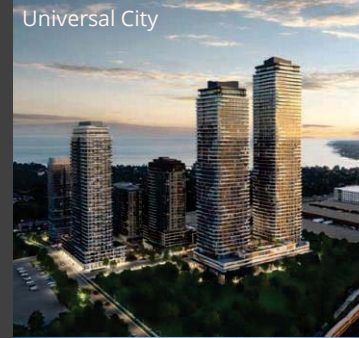
Our Ultimate Success Is Our Customers' Happiness

20K+ 40+ 8,600

Homes Built  
and Delivered

Years of Building  
Excellence

Units In  
Development

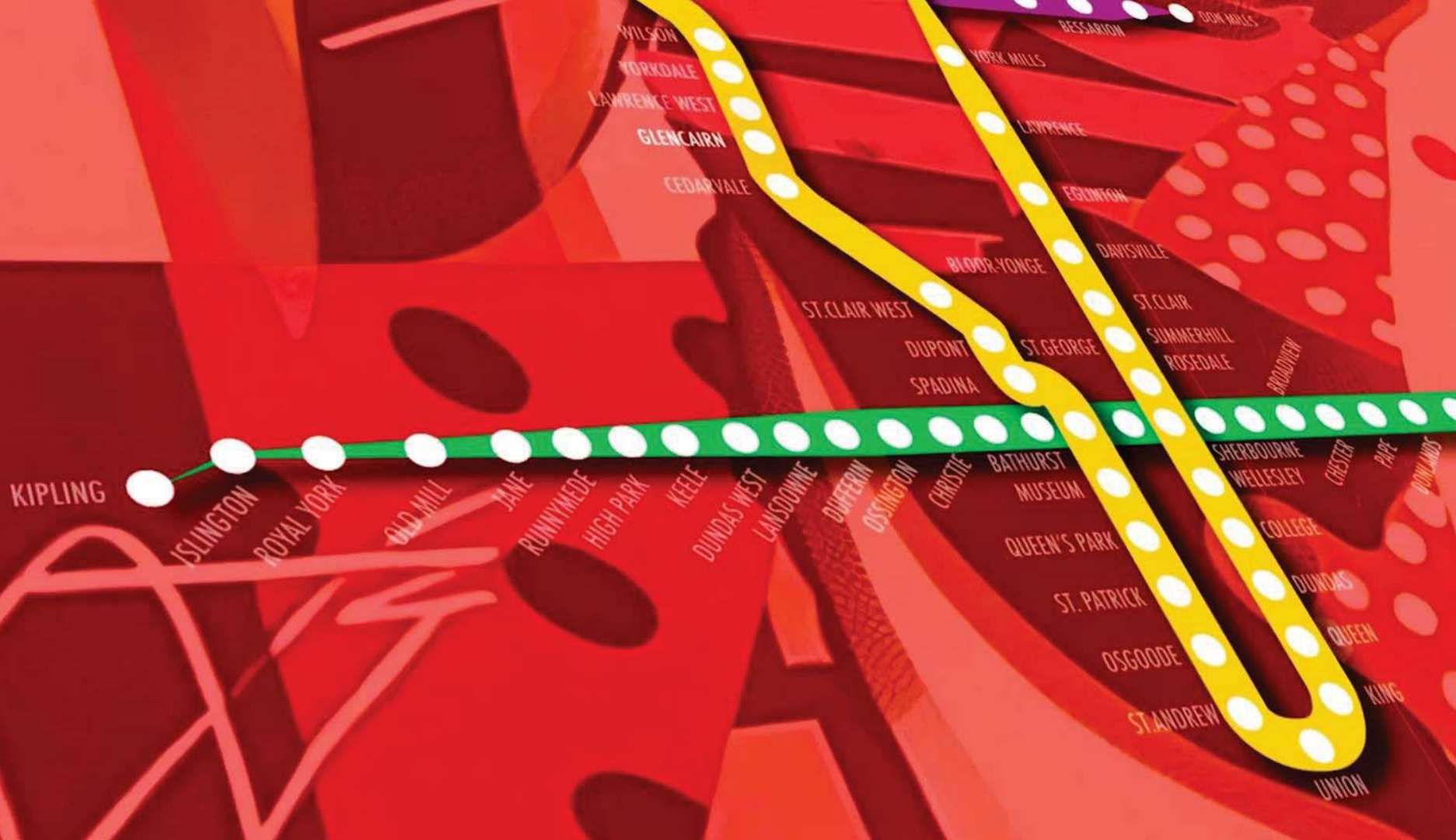


Introducing  
**the Wilde**  
CONDOMINIUMS



**IN2ITION**  
REALTY BROKERAGE





# a neighbourhood wildly reimagined

- 2 Min Walk to Subway
- Minutes to Downtown
- West Eglinton Village
- Beltline Trail & Parks
- Eglinton LRT
- Yorkdale Shopping
- Design District
- Midtown Living



CHESTNUT HILL  
DEVELOPMENTS

IN2ITION  
REALTY BROKERAGE

# Toronto's New Midtown



**4000+**

UNITS IN PLANNING

**12,000+**

NEW RESIDENTS

**8**

ACTIVE APPLICATIONS

**+**

**4**

FUTURE CHESNUT HILL  
PROJECTS

**Wilde**

← **DYLAN**



**2 MIN**  
**WALK TO SUBWAY**  
**FULLY CONNECTED**

connection  
doesn't  
get better  
than this

2

Stops / 7 min  
drive to  
Yorkdale Mall

20

Minute walk to  
Eglinton Ave  
shops & the  
brand new LRT

4

Minute drive  
to Allen  
Expressway  
and the 401

3

Stops to George  
Brown College  
Casa Loma  
Campus

8

Stops to  
York University  
Keele Campus

13

Minute drive to  
Yonge & Eglinton

10

Minute drive to  
Humber River  
Hospital

6

Stops to  
University of  
Toronto St.  
George Campus

11

Stops to  
Union Station

16

Minute drive to  
Pearson  
International  
Airport

20

Minute drive to  
Yonge & Bloor



**CHESTNUT HILL**  
DEVELOPMENTS

**IN2ITION**  
REALTY BROKERAGE

# everything you need & want



## Food & Dining Shopping

1. Aroma Espresso Bar
2. Mezza Notte Trattoria
3. Demetres
4. Gryfe's
5. La Bamboche
6. R Bakery Cafe
7. Speducci Mercatto
8. Seara Bakery
9. The Copper Chimney
10. Tutto Pronto
11. North of Brooklyn Pizzeria
12. Maker Pizza Avenue
13. COPS - Doughnuts
14. Kitchen Hub
15. California Sandwich
16. Urla Fine Foods
17. Amico Bakery
18. Cucina Mauro
19. El Tipico Ecuatoriano
20. Columbus Bakery

29. Lady Fork Foods
30. Pusateri's Fine Foods
31. Zito's Marketplace
32. Yorkdale Shopping Centre
33. Lawrence Allen Centre

## Lifestyle

34. Columbus Centre
35. Casa Di Luce
36. Budo Canada - Boxing Fitness MMA
37. Elte
38. RedLeaf Fitness
39. The Eglinton Grand
40. Viewmount Park Tennis Club
41. La Bicolorella
42. MKT
43. Union Lighting & Furnishings
44. Home Societe
45. Bellwoods Brewery Co.

## Parks & Greenspace

21. Caledonia Park
22. Dell Park
23. Prince Charles Park
24. Viewmount Park
25. Walter Saunders Memorial Park
26. Wenderly Park
27. Woburn Park
28. Woodborough Park

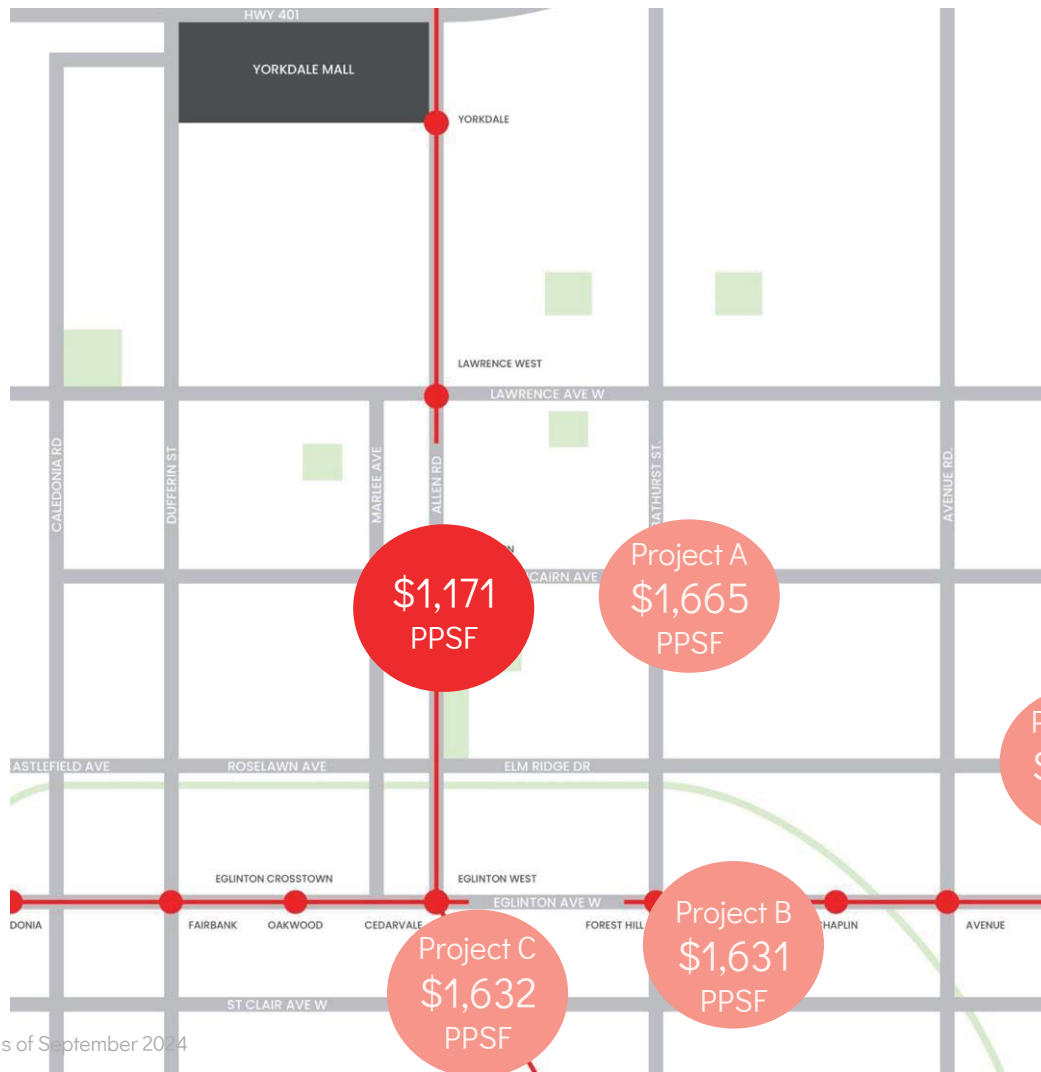
## Education

46. York University
47. University Of Toronto
48. OCAD



**IN2ITION**  
REALTY BROKERAGE

The  
Best  
Price.  
In the  
City.  
Period.



## Average Prices in Preconstruction Projects:

| Project     | PPSF    |
|-------------|---------|
| Old Toronto | \$1,663 |
| GTA         | \$1,314 |
| North York  | \$1,345 |

# Amazing Value. Unbeatable Price.

| Bed Type        | Comp 2<br>2km South | Toronto Avg.<br>Pre-Con | Resale    |  |
|-----------------|---------------------|-------------------------|-----------|-------------------------------------------------------------------------------------|
| 1 Bedroom       | \$1,369,900         | \$842,473               | \$506,788 | Mid 500's                                                                           |
| 1 Bedroom + Den | \$1,559,900         | \$904,510               | \$536,000 | High 500's                                                                          |
| 2 Bedroom       | \$2,409,900         | \$1,307,181             | \$678,661 | Mid 700's                                                                           |
| 2 Bedroom + Den |                     | \$1,601,253             | \$809,133 | Mid 800's                                                                           |
| 3 Bedroom       | \$4,769,900         | \$4,286,583             | \$858,114 | Mid 900's                                                                           |

**Starting Prices at The Wilde only 10% higher than resale.  
45% less than the city, in the city.**

Figures from Zonda, TREB, as of September 2024



# The Building

30 Storeys | 362 Units

| Bed Type                | Min Size | Max Size | % of Suite Mix |
|-------------------------|----------|----------|----------------|
| 1 Bedroom               | 455      | 478      | 10%            |
| 1 Bedroom + Den         | 486      | 583      | 42%            |
| 1 Bedroom + Den, 2 Bath | 600      | 640      | 14%            |
| 2 Bedroom               | 664      | 744      | 22%            |
| 2 Bedroom + Den         | 775      | 775      | 3%             |
| 3 Bedroom               | 856      | 984      | 10%            |

# Typical Keyplate - Level 8 - 23

**1V+D**  
1 BEDROOM + DEN  
481 SQ.FT.

**2M**  
2 BEDROOM  
695 SQ.FT.

**1B (B/F)**  
1 BEDROOM  
474 SQ.FT.

**1Q+D**  
1 BEDROOM + DEN  
609 SQ.FT.

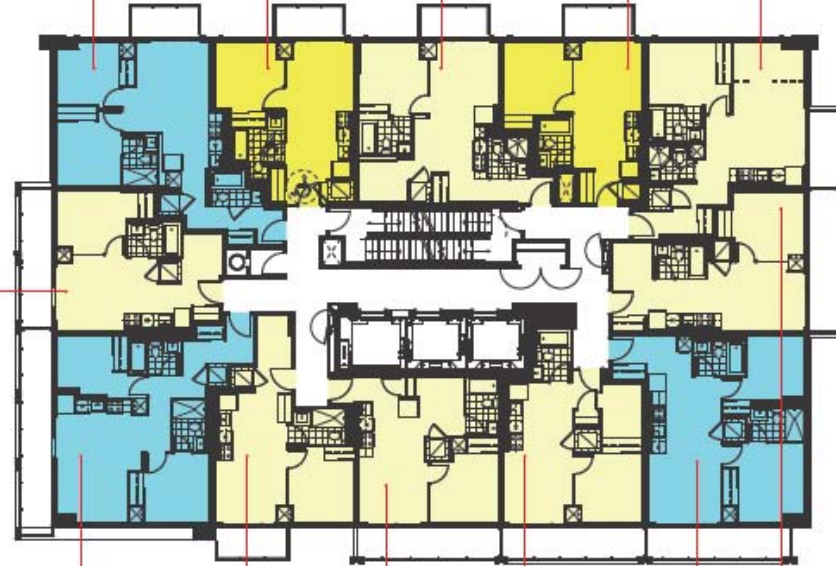
**1A**  
1 BEDROOM  
451 SQ.FT.

**1R+D**  
1 BEDROOM + DEN  
629 SQ.FT.

  
2 BED

  
1 BED  
+ DEN

  
1 BED



**2L**  
2 BEDROOM  
736 SQ.FT.

**1U+D**  
1 BEDROOM + DEN  
488 SQ.FT.

**1W+D**  
1 BEDROOM + DEN  
527 SQ.FT.

**1N+D**  
1 BEDROOM + DEN  
509 SQ.FT.

**1T+D**  
1 BEDROOM + DEN  
525 SQ.FT.

**2K**  
2 BEDROOM  
726 SQ.FT.

# Keyplate - Level 25-30

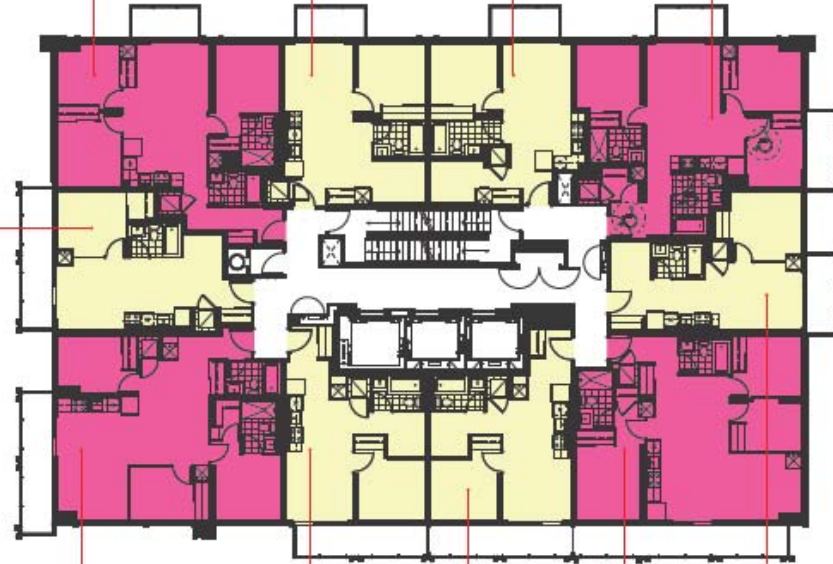
**1Y+D**  
1 BEDROOM + DEN  
522 SQ.FT.

**3J**  
3 BEDROOM  
880 SQ.FT.

**1AA+D**  
1 BEDROOM + DEN  
561 SQ.FT.

**1BB+D**  
1 BEDROOM + DEN  
550 SQ.FT.

**3K (B/F)**  
3 BEDROOM  
884 SQ.FT.



**3G**  
3 BEDROOM  
966 SQ.FT.

**1X+D**  
1 BEDROOM + DEN  
553 SQ.FT.

**3H**  
3 BEDROOM  
961 SQ.FT.

**1Z+D**  
1 BEDROOM + DEN  
547 SQ.FT.

**1N+D**  
1 BEDROOM + DEN  
509 SQ.FT.

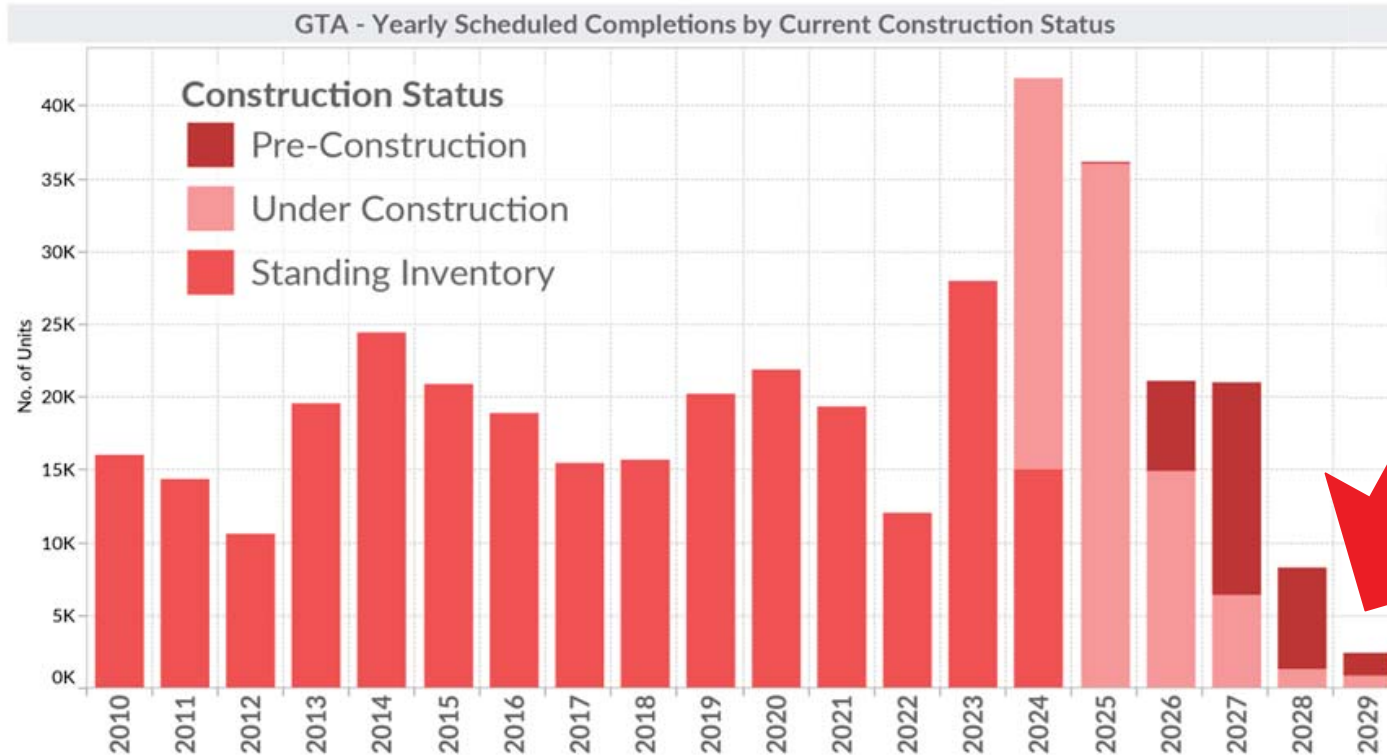


3 BED



1 BED  
+ DEN

# Scheduled Completions



**imminent  
supply  
shortage**

# ROI

|                                   |                |
|-----------------------------------|----------------|
| Suite                             | 407            |
| Unit Type:                        | 2BEDROOM       |
| Model:                            | 2C             |
| Unit Size:                        | 669            |
| Price:                            | \$789,900      |
| <u>Monthly Income</u>             |                |
| Rent:                             | \$3,250        |
| Mortgage Buster:                  | \$1,500        |
| <b>TOTAL MONTHLY INCOME:</b>      | <b>\$4,750</b> |
| <u>Monthly Expenses</u>           |                |
| Property Tax:                     | \$401          |
| Maintenance Fee:                  | \$517          |
| Mortgage:                         | \$3,001        |
| <b>TOTAL MONTHLY EXPENSES:</b>    | <b>\$3,919</b> |
| <b>POSITIVE MONTHLY CASHFLOW:</b> | <b>\$831</b>   |
| <b>POSITIVE ANNUAL CASHFLOW:</b>  | <b>\$9,968</b> |
| <u>ROI</u>                        |                |
| Principal Repayment - Year 1:     | 11,211         |
| Cash Flow - Year 1:               | 9,968          |
| <b>TOTAL RETURN:</b>              | <b>21,180</b>  |
| Equity:                           | 157,980        |
| <b>ROI - Year 1:</b>              | <b>13.41%</b>  |

TERMS AND CONDITIONS APPLY. PRO FORMA IS BASED ON A REPRESENTATIVE SAMPLE BASED ON CERTAIN ASSUMPTIONS, INCLUDING: (A) CURRENT RENTAL RATES BASED ON URBANATION Q2 2024 NORTH YORK RENTAL RATES.

(B) MORTGAGE PAYMENT BASED ON CURRENT POSTED 5 YEAR FIXED INTEREST RATE (3.99% AS OCTOBER 2, 2023), WITH 30 YEAR AMORTIZATION; AND (C) VENDOR'S ESTIMATED COMMON EXPENSES AND REALTY TAXES. PARKING AND LOCKER NOT INCLUDED IN MAINTENANCE FEE. ALL REBATE AMOUNTS ARE INCLUSIVE OF HST.



CHESTNUT HILL  
DEVELOPMENTS

IN2ITION  
REALTY-BROKERAGE

# Exclusive Platinum Broker Incentives

1 Year Mortgage Buster

1 Bed - \$750/month

1 Bed + Den - \$1000/month

1 Bed + Den 2 Bath - \$1250/month

2 Bed - \$1500/month

2 Bed + Den - \$1750/month

3 Bed - \$2500/month

OR option to take total amount off of the purchase price

Lease During Occupancy

No Assignment Fee

Cap on Dev Charges

\$5,000 1 Bed / 1 Bed + Den, \$7,500 2 Bed + Larger

All prices, figures and materials are preliminary and are subject to change without notice. Cannot be combined with any other incentives or programs. Special Limited Time Offer and may be withdrawn at any time without notice. Features & Finishes per. Schedule

\*Purchase Price, parking and locker all include HST \*\*Not transferrable, assignable, or redeemable for cash E&OE October 1., 2024



# Exclusive Platinum Broker Incentives

Extended Deposit:  
15% Extended Deposit Structure  
\$5,000 on signing  
Balance to 3% in 30 days  
3% May 1, 2025  
3% November 1, 2025  
3% April 1, 2026  
3% October 1, 2027  
5% on Occupancy

All prices, figures and materials are preliminary and are subject to change without notice. Cannot be combined with any other incentives or programs. Special Limited Time Offer and may be withdrawn at any time without notice. Features & Finishes per. Schedule  
\*Purchase Price, parking and locker all include HST \*\*Not transferrable, assignable, or redeemable for cash E&OE October 1 2024



# Why buy

01.

Incredible Value.  
UNBEATABLE Price.

04.

Untapped Potential in  
Location Poised for Growth  
and Development

Undeniable Access with a  
2 MIN walk to the Subway

02.

Stylish Amenities for  
Refined Living,  
Unmatched in The Area

05.

03.

Reputable Builder with  
Proven Track Record +  
Neighbourhood History

06.

Unrivalled Incentives.



Thank you.



CHESTNUT HILL  
DEVELOPMENTS

IN2ITION  
REALTY BROKERAGE