

OLIVE

RESIDENCES



36 OLIVE AVE, NORTH YORK

Baker
Real Estate Incorporated

ABOUT CAPITAL DEVELOPMENTS



8 Elm



155 Redpath



E2

150 Redpath



2131 Yonge Street

11 Yorkville



Azura

- Developments and buildings across Toronto's major or iconic locations.
- Advancing a pipeline of some of the city's best sites, totalling over **4 million sq.ft.**
- A Canadian industry leader with international roots, founded in 2008.
- Experience developing over **10 million sq.ft.** of mixed-use space in Europe under TriGranit.
- Belief in architecture, location and design all matter, and so do personal connections, trust, and strategic relationships.

ABOUT OLIVE RESIDENCES



ABOUT OLIVE RESIDENCES

29

STOREYS

350

UNITS

LOCATED IN
THE HEART OF
NORTH YORK

OFFERING SUPERIOR
TRANSIT
CONNECTIVITY

TRANSIT
SCORE 100

4 MINUTE WALK TO
FINCH TTC SUBWAY



ABOUT TORONTO

GTA STATS

overall growth

+5%
job growth
(ontario.ca)



**fastest growing
region in ON**
(ontario.ca)



condo market

+17%
average resale condo
price increase y/y



+43%
average increase in
condo sales y/y



+15%
average increase in
condo rental price



+17%
condo price growth y/y
(TRREB)



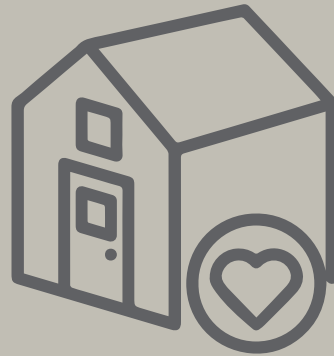
OLIVE RESIDENCES OFFERS



ROI



Demand vs. Supply



Superior Rental Rates



Convenience & Connectivity

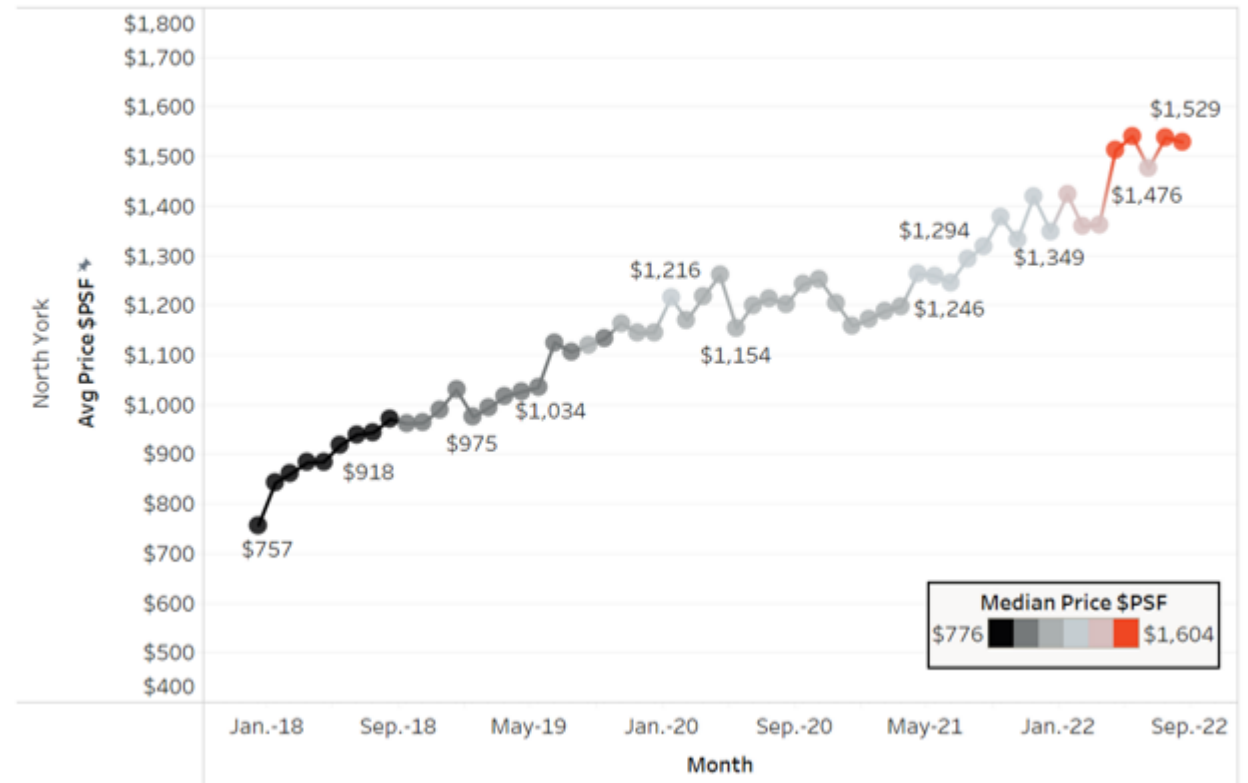
4 REASONS TO BUY

1. EQUITY & INVESTMENT
2. POPULATION GROWTH
3. RENTAL MARKET
4. TRANSIT & CONNECTIVITY

NORTH YORK CONDO MARKET UPDATE

- The median price per square foot for **new condo** listing in North York has **doubled within 5 years**. (From \$757 per sq.ft. in 2018 to \$1,529 per sq.ft. in 2022), **an increase of 16% annually**.
- **Resale Condo Apartment: 9.7% increase in price year-over-year.**

Figure 1: Average & Median Price Per-Square-Foot for New Condo Listings, Former City of North York, January 2018 to August 2022



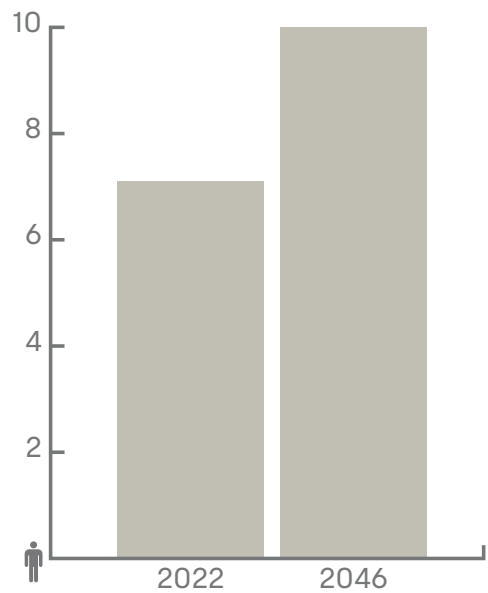
CANADA CONTINUES TO GROW!

Canada's immigration Plan 2023-2025 Immigration Levels:

NUMBER OF PEOPLE	YEAR
• 465,000	2022
• 485,000	2023
• 500,000	2024

Population growth in the GTA

By 2046, the city's population will gain another 2.9 million people, an increase of 41.3%



CANADA CONTINUES TO GROW!

- Ontario grabs the first position with the highest number of immigrants in Canada.
- Nearly 49% of the Canadian immigrants settle in Ontario, that's approx. 800,000 immigrants to be welcomed Toronto will welcome 1 million international students this year.
- 490,000 of the students will need rental accommodations.



CONDO RENTAL MARKET

CONDO APARTMENT WILLOWDALE & NEWTONBROOK NOV 2021 VS. NOV 2022			
	2021	2022	% Change
ONE - BEDROOM	\$1,952	\$2,435	25% 
ONE PLUS DEN	\$2,110	\$2,608	24% 
TWO - BEDROOM	\$2,538	\$3,031	20% 
TWO PLUS DEN	\$2,842	\$3,277	15% 
THREE - BEDROOM	\$3,174	\$3,788	20% 

A CONTINUING LEGACY

- Olive Residences represents the continuation of an emerging legacy, the second condominium from Capital Developments in the thriving hub of North York. Just one block away, Azura Condominiums offers a residence of elevated luxury, steps from Finch Station.



Images shown are actual photos

A CONTINUING LEGACY

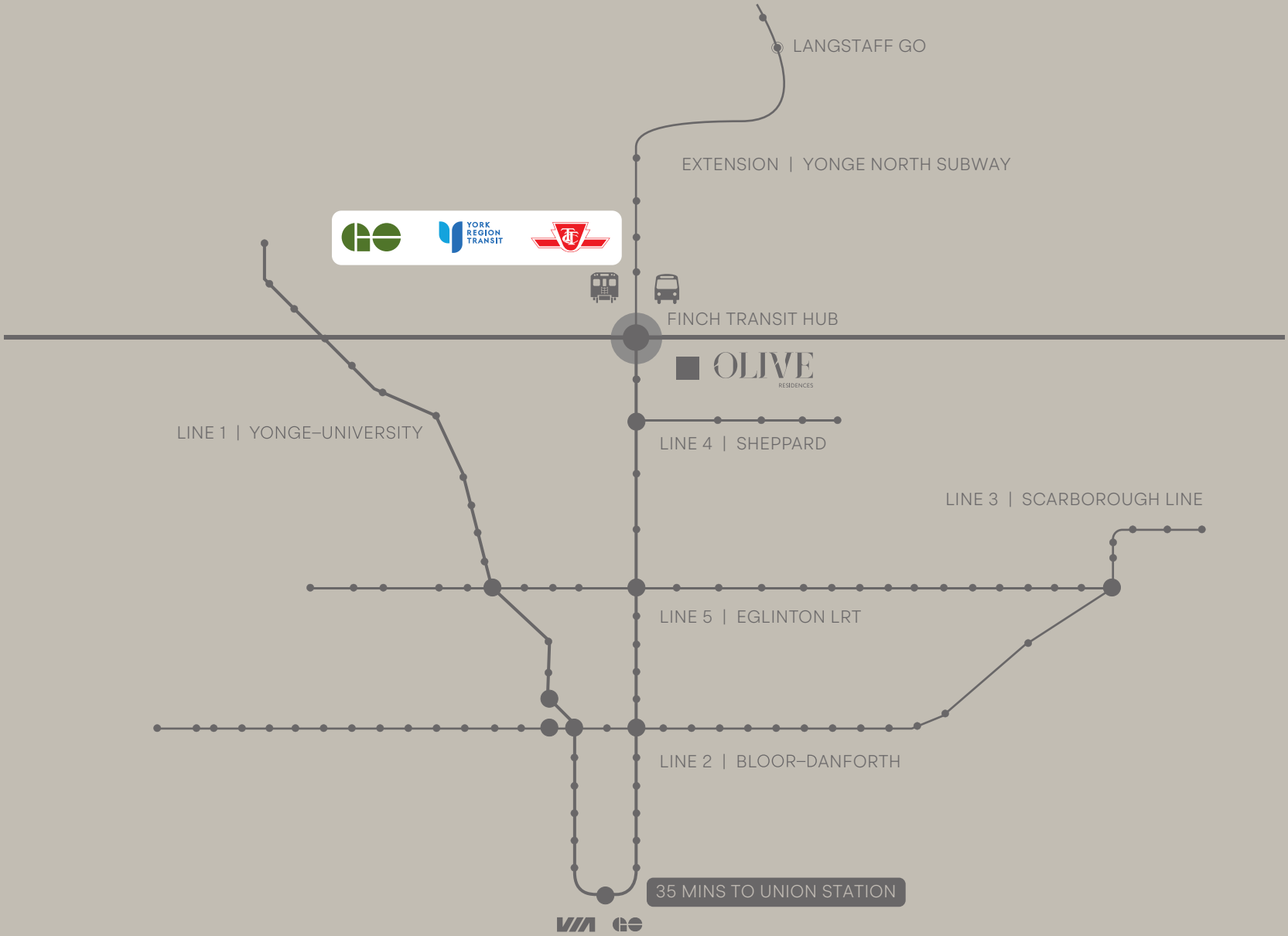
AZURA
CONDOMINIUMS

\$4.9/SF

 20 of 25	15 Holmes Ave 1703 Toronto Ontario M2N4L8		Leased: \$3,100 List: \$2,800
	Toronto C14 Willowdale East Toronto 103-21-C		
	SPIS: N	For: Lease	% Dif: 111
	Last Status: Lsd	DOM: 34	
	Condo Apt	Locker#: 18	Rms: 5
	Apartment	Locker Lev Unit: P3	Bedrooms: 1 + 1
	Corp#: TSCC / 2929	Locker Unit#: 17	Washrooms: 2
	Portion for Lease:	Level: 17	1x4xFlat, 1x3xFlat
	Entire Property	Unit#: 03	
	Portion Lease Comments:		
	Dir/Cross St: Yonge/Finch		
	Prop Mgmt: Crossbridge Services		

TRANSIT & CONNECTIVITY

TRANSIT
SCORE
100





THE NEIGHBOURHOOD AMENITIES

NEIGHBOURHOOD AMENITIES

FOOD/DINING

- 1 ALTONA KABOB
- 2 AUBERGE DU POMMIER
- 3 CAFE LANDWER
- 4 DALDONGNAE KOREAN BBQ
- 5 FRILU
- 6 GOL'S LANZHOU NOODLE NORTH YORK
- 7 GOOD LUCK HK CAFE
- 8 HASHI IZAKAYA
- 9 HUH GA NE
- 10 JACK ASTOR'S BAR & GRILL
- 11 JUNGSOONAE
- 12 MEZZA NOTTE TRATTORIA
- 13 MISS FU IN CHENGDU
- 14 PYUNG WON HOUSE
- 15 KAYAGUM RESTAURANT
- 16 NOMÉ IZAKAYA
- 17 PROJECT:FISH
- 18 SHINTA JAPANESE BBQ
- 19 THE KEG STEAKHOUSE + BAR
- 20 YUNSHANG RICE NOODLE (NORTH YORK)
- 21 YUAN CHINESE CUISINE
- 22 ZAFFRON

PARKS & TRAILS

- 23 FINCH PARKETTE
- 24 KENNETH PARK

- 25 LEE LIFESON ART PARK
- 26 MITCHELL FIELD PARK
- 27 NORTHTOWN PARK
- 28 OLIVE SQUARE
- 29 PRINCESS PARK
- 30 WILLOWDALE PARK

SHOPPING

- 31 ARZON SUPERMARKET
- 32 FOOD BASICS
- 33 GALLERIA SUPERMARKET
- 34 H-MART
- 35 KHORAK SUPERMARKET
- 36 LONGO'S
- 37 METRO

SCHOOLS

- 38 YORK UNIVERSITY YORK CAMPUS
(APPROX 30 MINS)
- 39 YORK UNIVERSITY MARKHAM CAMPUS
(APPROX 30 MINS)
- 40 SENECA COLLEGE NEWNHAM CAMPUS
(APPROX 20 MINS)
- 41 SENECA COLLEGE YORK CAMPUS
(APPROX 30 MINS)
- 42 TORONTO METROPOLITAN UNIVERSITY
(APPROX 30 MINS)
- 43 UNIVERSITY OF TORONTO
(APPROX 30 MINS)

