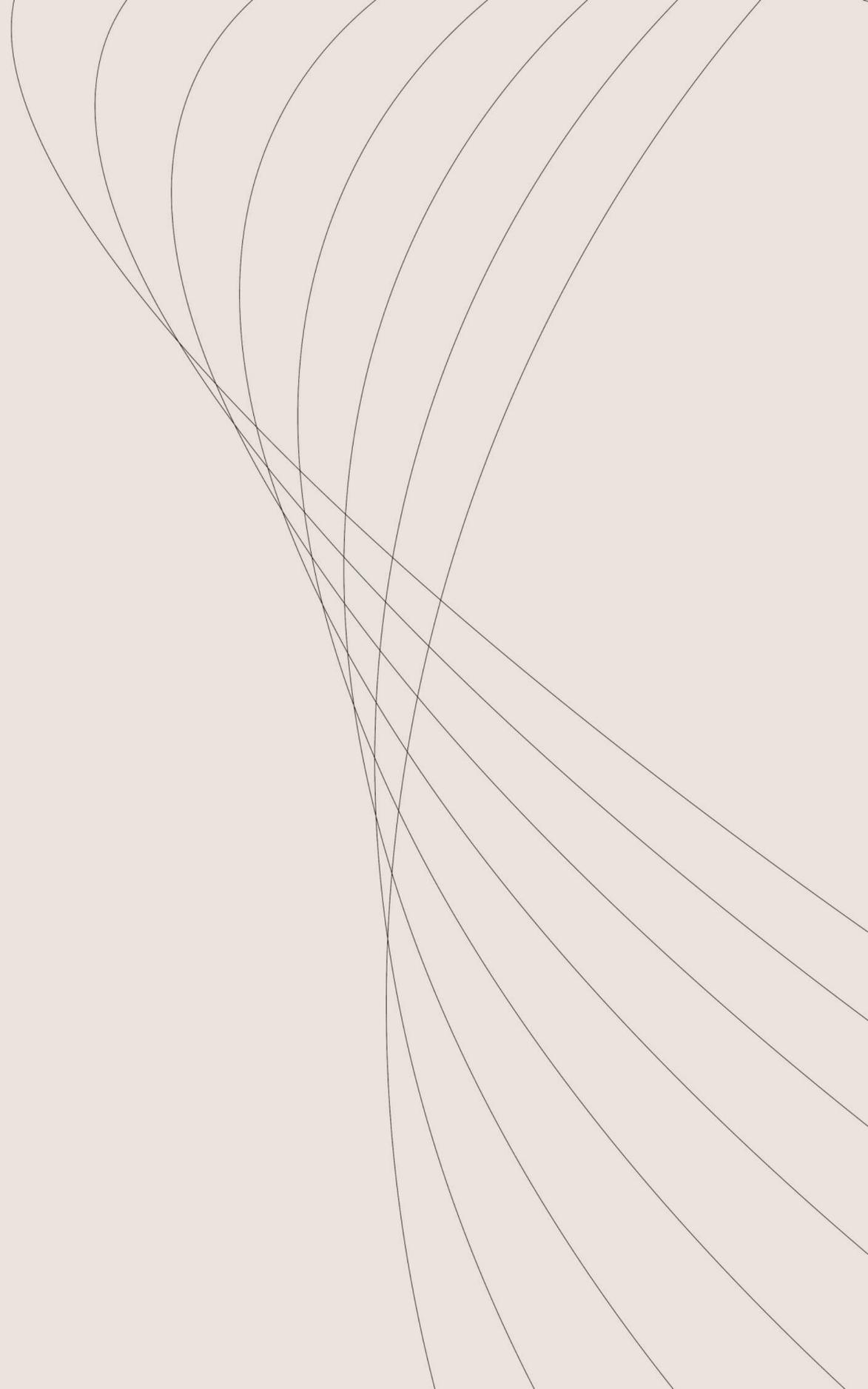


# AKRA

CUR  
ATED  
PROPERTIES

AUSTIN BIRCH

AB Platinum  
Partner preview

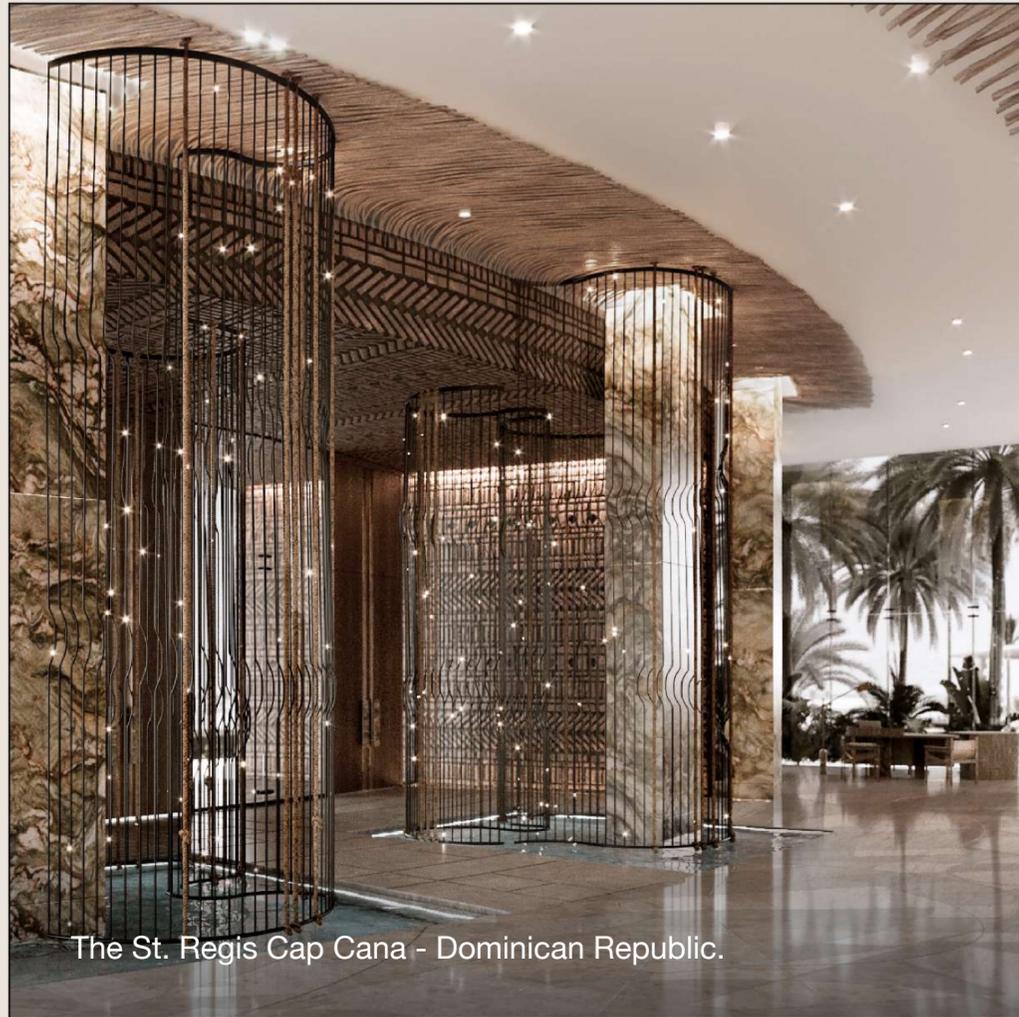


Winner of the prestigious BILD Project of The Year award both in high-rise and low rise.

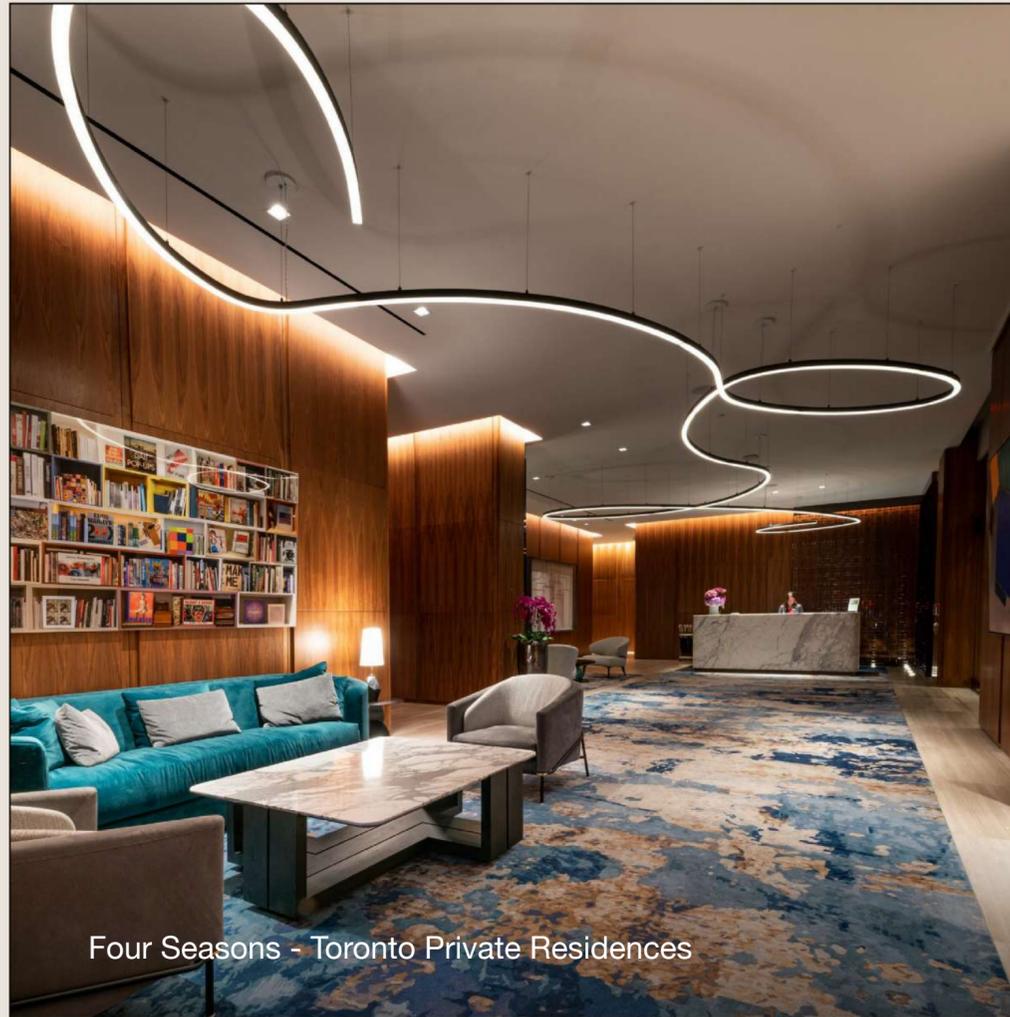


Interior Design

CHAPI CHAPO DESIGN



The St. Regis Cap Cana - Dominican Republic.



Four Seasons - Toronto Private Residences



The Ritz - Carlton, Mexico City.



Curtis Block - Calgary, Alberta

Architecture

RAW



Winter Starions - Toronto, Canada

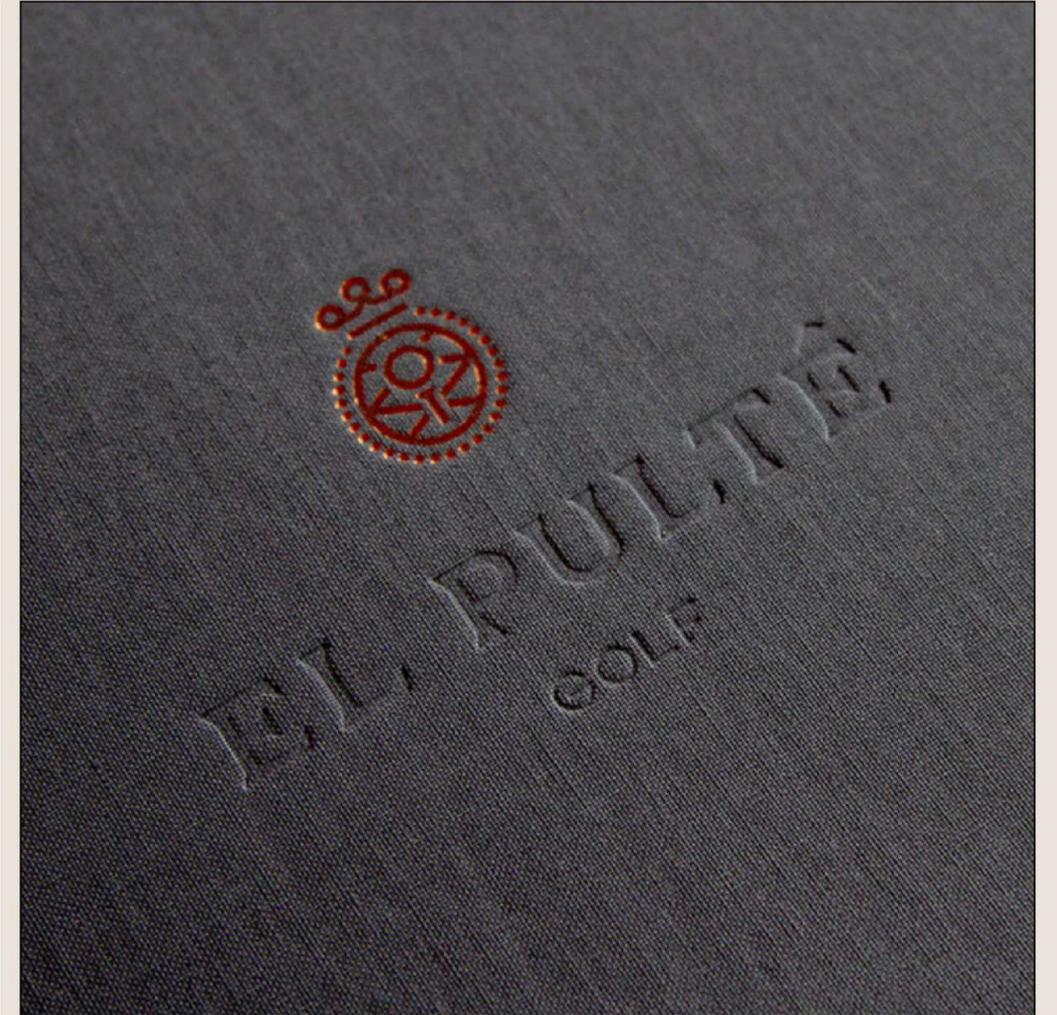
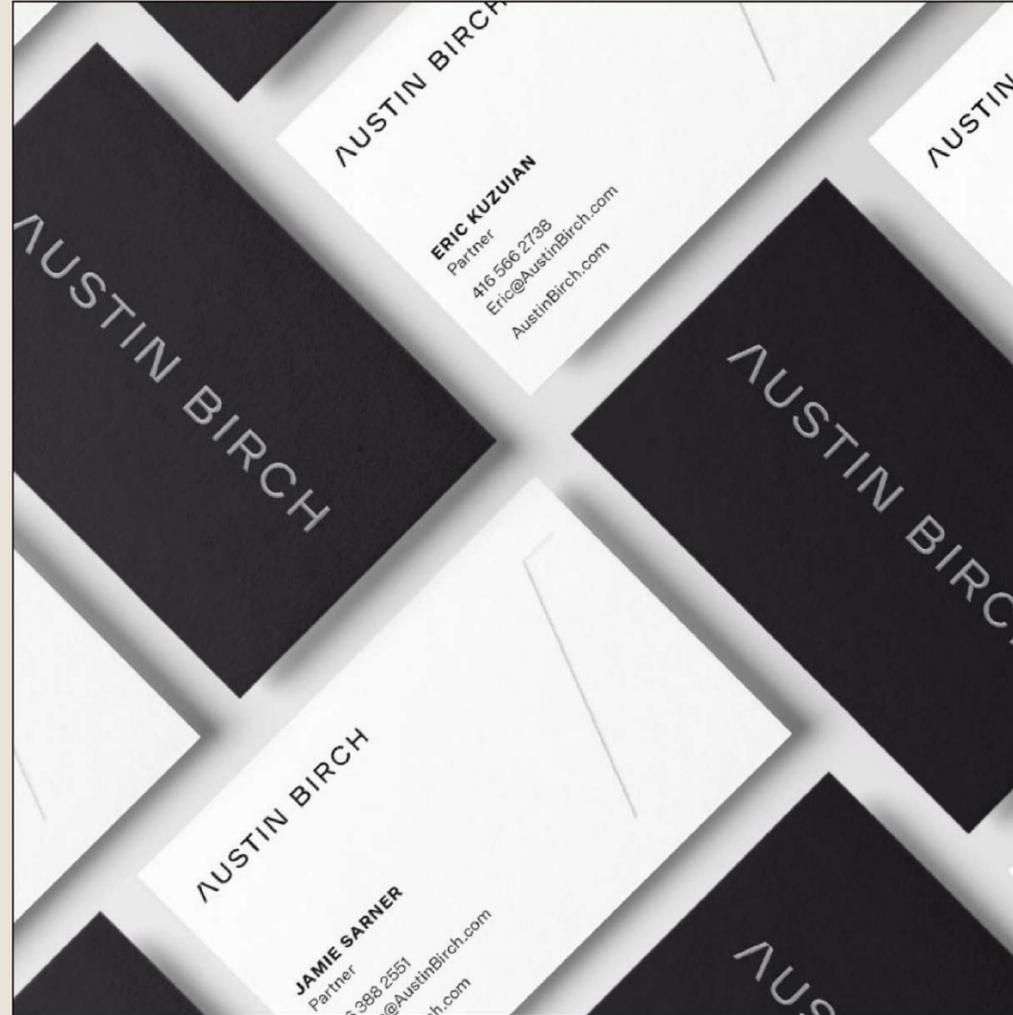


Bronskill Cottage - Halliburton, Ontario

Branding and Creative

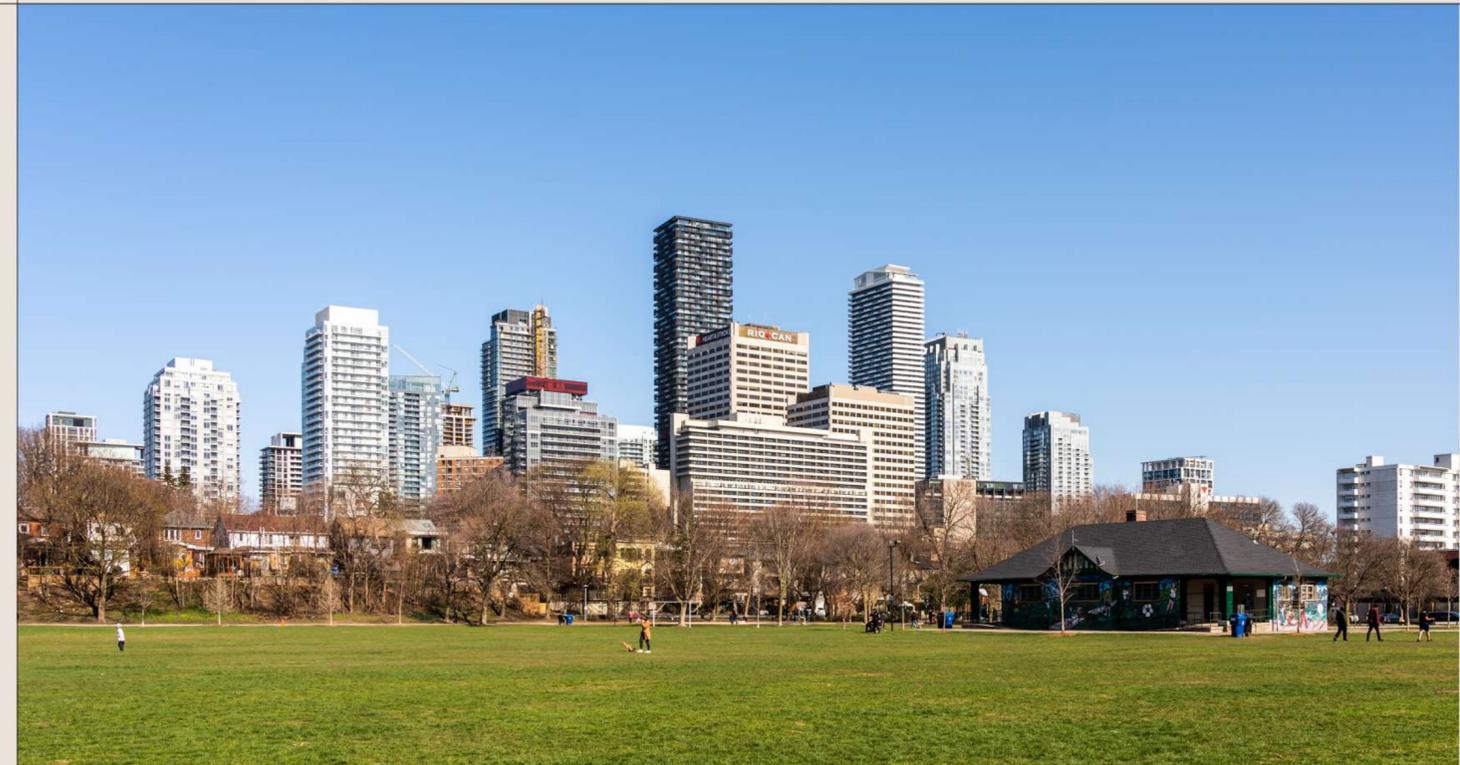
Conway+

New York City



# YONGE & EGLINTON

The most important intersection in Toronto.



# YONGE & EGLINTON

## FRESH PRODUCE

Camden Meat Market  
 Carload Fresh Produce  
 Green Valley Produce  
 Fresh Buy Market  
 Best Season  
 Summerhill Market

## LARGE GROCERY

Farm Boy  
 Stock T.C  
 Whole Foods  
 Loblaws

## FOOD & DRINK

Cibo  
 Byblos  
 Piano Piano  
 Pai  
 La Carnita/La Latina  
 Oretta  
 Santouka Ramen  
 Playa Cabana Bar Esquina  
 Aloette  
 Benny's BBQ

## HEALTH & WELLNESS

Freshii  
 Fresh  
 F45  
 Village Juicery  
 Noahs  
 Orangetheory Fitness  
 Aesop  
 Saje Natural Wellness  
 Oxygen Fitness

## ENTERTAINMENT

Cineplex  
 LCBO  
 Good Fortune Bar  
 Bar Batavia  
 North Toronto Memorial  
 Community Centre (Ice Rink,  
 Tennis Courts, Basketball Courts,  
 Indoor Pool)

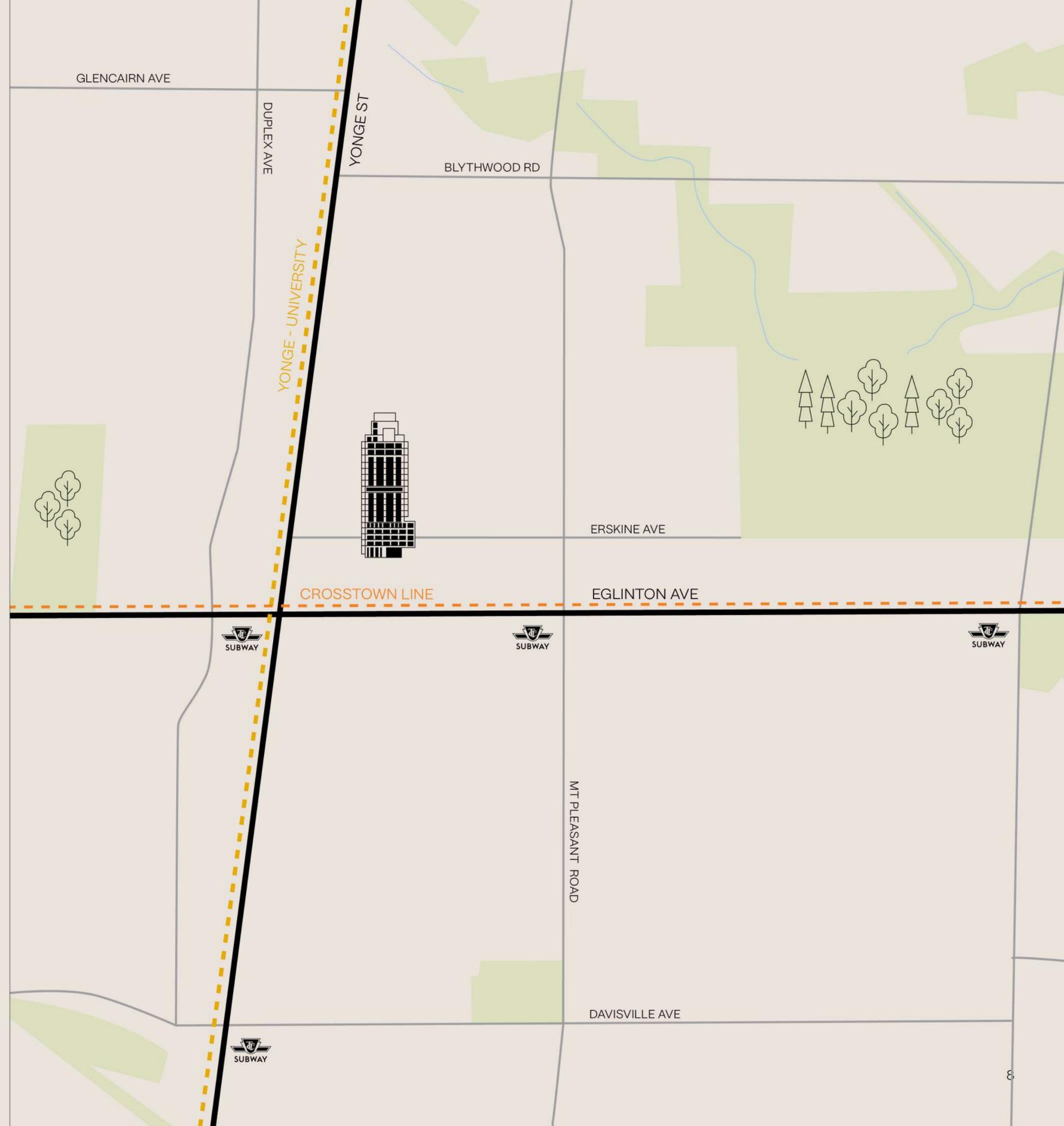
## PARKS / GREENSPACE

Sherwood Park  
 Eglinton Park  
 Redpath Avenue Parkette  
 Alexander Muir Memorial Gardens  
 Blythwood Ravine  
 The Beltline  
 Sherwood Park Trail System

## SCHOOLS

John Fischer Public School  
 Northern Secondary School  
 Saint Clement's  
 Willowdale High School  
 Eglinton Junior Public School  
 Manor Montessori School  
 Allenby Junior Public School  
 Oriole Park Junior Public School  
 Toronto Prep School  
 Greenwood School  
 Sunnybrook School  
 Blyth Academy Lawrence Park

 Yonge - University  
 Crosstown Line



# YONGE & EGLINTON

WALK EVERYWHERE FROM  
YOUR FRONT DOOR!

**6** MINS  
to Stock

**7** MINS  
to Yonge  
Eglinton Centre

**4** MINS  
to North  
Toronto

**7** MINS  
to Sherwood  
Park

**7** MINS  
to Summerhill  
Market

**10** MINS  
to Sporting  
Life



# TRANSPORTATION & TRANSIT

The epicentre of the GTAs transit system.



**96**  
WALK  
SCORE

Very Walkable. Most errands can be accomplished on foot.

**98**  
TRANSIT  
SCORE

Excellent Transit. Transit is convenient for most trips.

# THE FUTURE EPICENTRE OF DEVELOPMENT



## YONGE AND EGLINTON

100,000 new residents  
by 2051.



Illustrations are artists concept. E. & O. E.

## EMBRACE THE INTENTIONAL

We believe that health and wellness begins at home. Life at Akra is thoughtful and nurturing, intentionally designed to enhance your life.



Illustrations are artists concept. E. & O.E.

# FEATURES, AMENITIES, INTELLIGENCE

## BUILDING HIGHLIGHTS

- 22 storeys.
- 200 beautifully designed suites each with outdoor balcony or terrace with optional gas lines.
- Double height lobby with concierge.
- State of the art parcel room
- Fitness studio.
- Yoga studio.
- Outdoor terrace with herb garden.
- Professionally landscaped zen garden.
- Ritual centre (spa).
- Curated Intelligence throughout building and in suite.
- 9ft smooth finish ceilings.
- Optional pantry, linen closet or island as per plan.
- Energy Recovery Ventilator
- HEPA/MERV filters



The Lobby

Illustrations are artists concept. E.& O.E.



The Zen Garden

Illustrations are artists concept. E. & O.E.







The Kitchen, Living, Dining.

Illustrations are artist's concept. E. & O.E.



The Bedroom

Illustrations are artists concept. E. & O.E.



The Bathroom

Illustrations are artists concept. E.& O.E.

# AKRA

LIVING



## RITUALS

Every aspect of our design addresses four pillars of wellness: health, fitness, sleep, and mindfulness. We believe these form the basis of a healthy lifestyle and allow you to create helpful rituals to promote your wellbeing.



- Mindful Selection
- Relaxing at Home
- Quality Sleep
- Crafting A Drink
- Preparing Food
- Skincare & Bathing
- Caring for Plants
- Time in Nature
- Movement
- Hot & Cold Plunge
- Building Community



**Curated Intelligence** offers numerous features, including:

- Hands-free entry
- Automated parcel delivery
- Smartphone access to your home

Inside the home, you can control the heating and cooling easily through a Smart One appliance discreetly located within the unit.



# AKRA UNIT MIX

	Unit Mix	Size	Rental Performance (Q2)
<b>Studios</b>	16 %	408 - 452 sq.ft.	↗ 24.9%
<b>1 Bed</b>	26 %	475 - 537 sq.ft.	↗ 19.4%
<b>1 + D</b>	26 %	528 - 647 sq.ft.	↗ 19.3%
<b>2 Bed</b>	14 %	690 sq.ft.	↗ 15.4%
<b>2 + D</b>	5 %	874 - 948 sq.ft.	↗ 13.6%
<b>3 Bed</b>	13 %	921 - 1,482 sq. ft	↗ 12.9%

**82%** of the inventory is under 700 sq.ft. and are seeing the best rental demand and growth.

More than ever, purchasers and investors are looking for affordable units in the heart of Toronto.

# RENTAL MARKET TO INCREASE ANOTHER 15% BY THE END OF THIS YEAR

## Average Rent in the City of Toronto

Year	Price
2019	\$2,432
2020	\$2,176
2021	\$2,037
2022	\$2,806

**Rental rates have experienced double-digit annual growth for the 10<sup>th</sup> straight month.** This trend is likely to continue. Yonge and Eglinton has the lowest average days on market in Toronto for condos leased in Q2.

*Source: Toronto Star, Urbanation*

# PRE-CON REAL ESTATE VS. STOCK MARKET

	Stock Market	Real Estate
<b>Value of investment</b>	\$100,000	\$500,000
<b>Cost</b>	\$100,000 (upfront)	\$100,000 (over 2-4 yrs)
<b>Potential annual gain of 10%</b>	\$10,000	\$50,000
<b>Over 4 yrs (avg. pre-construction investment timeline)</b>	\$46,000	\$200,000

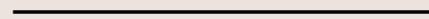
**Get the full value of your real estate asset** by providing only 15-20% deposits over an extended period of time and benefit from the gains on the total increased value of your real estate investment.

REAL ESTATE WILL **ALWAYS** BE THE SAFEST INVESTMENT.

REAL ESTATE WILL **ALWAYS** OUTLAST ANY ECONOMIC SET BACK.

**4.2 Years**

Avg. length of a condo  
from initial investment to  
registration (closing).



**12-18 Months**

Avg. length of a pandemic

**9 Months**

Avg. length of a recession

**10 Months**

Avg. length of a bear market

**Pre-construction real estate** is the perfect investment in today's market. Purchase the desired condo you want with minimal money down, and reap the rewards in 4 years when the market has recovered and your condo increases in value.

# IMMIGRATION

Toronto is an anomaly; currently the fourth largest city in North America, and the fastest-growing city in all of North America.

	2019	2020-2021 (Pandemic)	% of Growth 2022-2030
<b>Mexico City</b>	35,000 (Mexico)	28,000	9.2%
<b>New York</b>	45,000 (NY State)	29,000	12.9%
<b>Los Angeles</b>	75,000 (California State)	54,000	6.4%
<b>Toronto</b>	<b>59,000</b>	<b>99,000</b>	<b>30 %</b>

Real estate demand and values will continue to increase year over year.

# INEVITABLE GROWTH IN CONDO PRICES AT YONGE AND EGLINTON

Condo price growth is driven by the gap between house and condominium prices in an area.

## GTA

Avg. condo price	\$711,000	
Avg. house price	\$1,080,000	<b>\$369,000 gap</b>

## Downtown Toronto

Avg. condo price	\$720,000	
Avg. house price	\$1,700,000	<b>\$980,000 gap</b>

## Yonge and Eglinton

Avg. condo price	\$720,000	
Avg. house price	\$2,400,000	<b>\$1,680,000 gap</b>

# AKRA PLATINUM INCENTIVES

## Extended Deposit Structure Only 10% in the First Year!

5 % in 30 days  
2.5% in 90 days  
2.5% in 120 days  
2.5% in 370 days  
2.5% in 540 days  
5 % on occupancy

## \$0 Assignment Fee

Legal Fees Applicable.

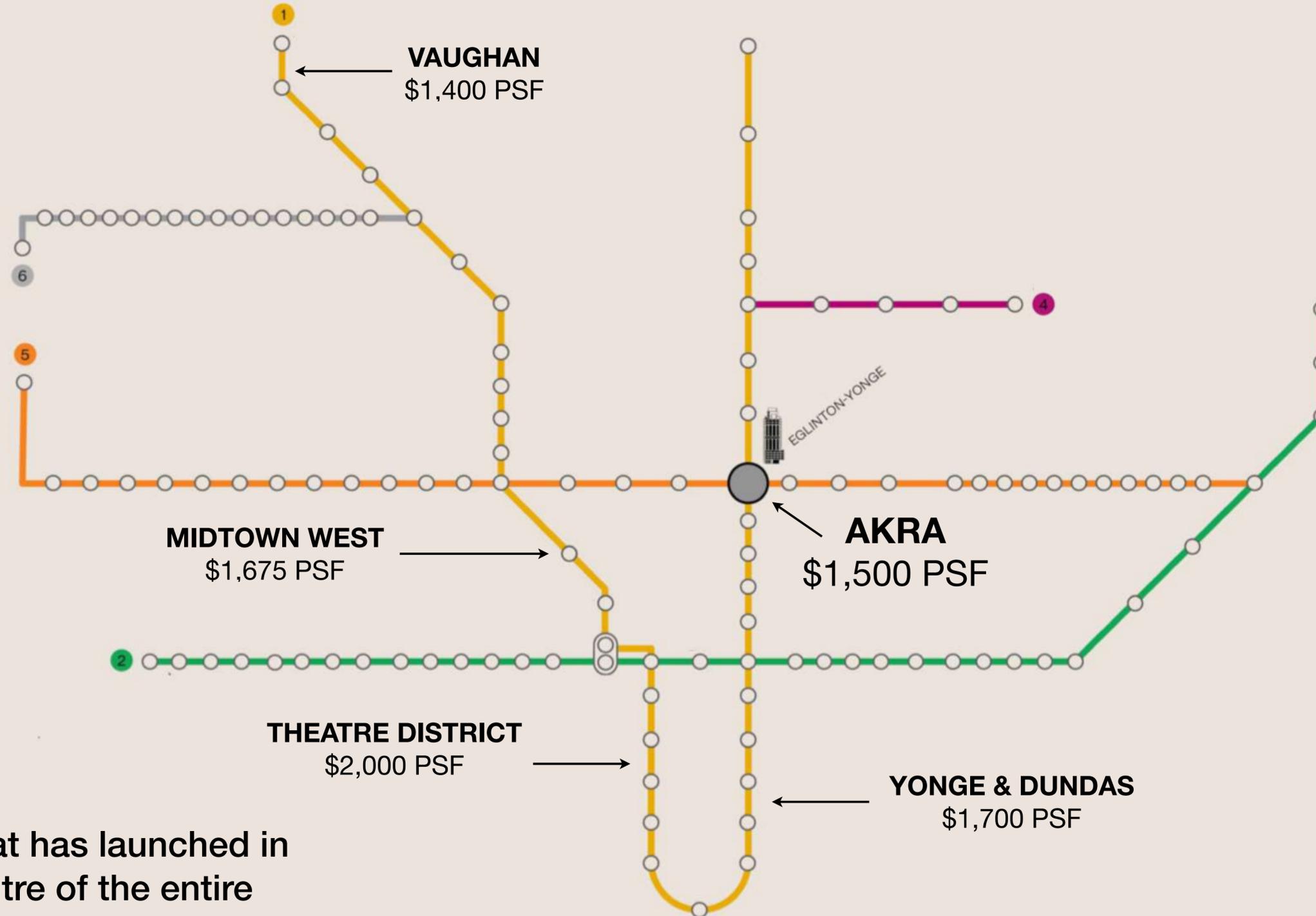
## Right to Lease

During Interim Occupancy.

## Hard Cap on Development Charges

(Free of Future Increases)

# RECENT LAUNCH PRICES IN THE GTA



**AKRA** - The best value that has launched in Toronto, and at the epicentre of the entire GTA's transit system!

# SALES CENTRE

Immediately following the launch, we are available around the clock to host you and your clients.

**90 Eglinton Ave W.**



THANK YOU

AKRA

CUR  
ATED  
PROPERTIES

AUSTIN BIRCH

