



Capital Markets  
Real Estate Group

# 11|YV

11 YORKVILLE • TORONTO

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**NEW-BUILD STRATA  
RENTAL OPPORTUNITY**

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INVESTMENT SUMMARY



INTRODUCTION

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RBC Capital Markets Realty Inc. (the “Advisor” or “RBC”) has been retained on an exclusive basis to offer for sale a 100% freehold interest in the strata rental component of 11 Yorkville Avenue, Toronto, Ontario (“11 Yorkville” or the “Property”). 11 Yorkville comprises 81 newly-built, contiguous multi-residential units featuring a mix of rental replacement and affordable suites located in the heart of Yorkville, one of Toronto’s most sought-after neighbourhoods. **The Property is currently nearing development completion and is scheduled for first occupancy in December 2024 and registration in May 2025.**

11 Yorkville occupies a prime location on prestigious Yorkville Avenue just west of Yonge Street, offering residents superior transit accessibility with the TTC’s Bloor Station only a 1-minute walk away, providing seamless access across the city of Toronto. Located in the heart of Yorkville, the Property is steps to some of Toronto’s best retail amenities, including the Bloor West luxury retail node, upscale restaurants, luxury hotels, cultural institutions and urban greenspace.

The Property forms part of the 11 Yorkville condominium development, and has been developed to the highest standards, offering residents first-class amenities, high-quality construction, and condo-quality in-suite finishes. Featuring 81 affordable rental units, the offering provides investors with a compelling combination of income stability and future growth. With 75% of the units committed to be affordable for only 10 years, prospective purchasers can efficiently bring units to market after the affordability term.

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PROJECT STATISTICS

Floors	Levels 5 to 9
Rental GCA (sf)	60,270
Rental GFA (sf)	55,388
Rental Leaseable (sf)	49,312
Residential Units	81
Returning Tenants	23 (28%)
Average Unit Size (sf)	609
Parking Leaseable	8 stalls





RARE OPPORTUNITY TO ACQUIRE  
A HIGH-QUALITY, NEW-BUILD RENTAL PROPERTY IN A  
PRIME YORKVILLE LOCATION

RENT CLASSIFICATION					
Unit Type	Returning Tenants	Deep Affordable	Affordable (AMR)	Mid-Range	Total
Bachelor	0	10	5	2	17
1-Bedroom	17	0	0	28	45
2-Bedroom	4	0	5	3	12
3-Bedroom	2	0	5	0	7
Total	23	10	15	33	81



PRIME LOCATION IN THE HEART OF TORONTO'S MOST LUXURIOUS NEIGHBOURHOOD

11 Yorkville provides investors a rarely offered institutional quality, new-build strata apartment property in an affluent Toronto submarket. The Bloor-Yorkville node is home to global luxury brands, high-end dining, five-star hotels and cultural destinations. As a result, this area is in high demand and commands amongst the highest residential values and rents of any other Toronto neighbourhood.

EXCEPTIONAL TRANSIT ACCESS AT THE INTERSECTION OF TORONTO'S TWO BUSIEST SUBWAY LINES

The Property is located on the south side of Yorkville Avenue, immediately west of Yonge Street. The TTC's Bloor Station is a 1-minute walk from the Property, providing residents with convenient access to Downtown Toronto and across the city of Toronto via both the Yonge and Bloor subway lines.

NEWLY BUILT, HIGH-QUALITY MIX OF RESIDENTIAL UNITS WITH EXCEPTIONAL AMENITY PACKAGE

The Property will feature rental suites with premium finishes, including LED lighting, luxury vinyl flooring, quartz countertops and top-tier appliances. 11 Yorkville offers residents a market-leading amenity package which includes an indoor/outdoor pool, piano lounge, wine tasting room, fitness centre and 24-hour concierge, allowing residents of the rental building full access to an exceptional amenity offering.

ROBUST GTA MULTIFAMILY RESIDENTIAL MARKET FUNDAMENTALS

The GTA rental market continues to see a resurgence in demand and strengthening fundamentals. A return of demand drivers, including record immigration levels, migration to urban centres and relative affordability compared to home ownership has created unprecedented demand for rental housing. GTA rental vacancy now sits at 1.4%, down 3.1% since Q4 2021, pushing rents up 10% in 2023. With vacancy falling to low single digits, rental growth is expected to continue to accelerate going forward as demand far outweighs supply.

BUILT BY METROPIA, CAPITAL DEVELOPMENTS AND RIOCAN REIT—AN AWARD-WINNING GROUP OF TORONTO DEVELOPERS

The Property was constructed in partnership with three of Toronto's leading developers. Metropia specializes in innovative, sustainable residential projects, delivering over 14,000 units across 22 communities. Capital Developments is renowned for its design-forward, urban-centred projects, with a portfolio of over 2.5 MM sf, including 3,500+ condo units across Toronto and Montreal. RioCan, one of Canada's largest REITs, owns over 33 MM sf of retail and mixed-use spaces, including notable projects such as the Well. Together, these developers have played a critical role in shaping Toronto's skyline and communities.



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All inquiries regarding the Property should be directed to the undernoted representatives for the Advisor. Upon execution of a Confidentiality Agreement, interested parties will be provided with a Confidential Information Memorandum containing detailed project and site information, along with access to an electronic data room containing other pertinent property information.



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