



Kaizen Capital
REALTY PARTNERS

1411-1417 Kingston Road

Offering Memorandum

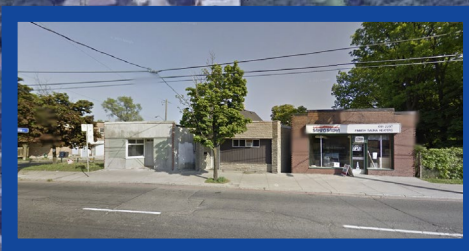


TABLE OF CONTENTS

PROPERTY SUMMARY	2
DESIGN OVERVIEW	3
SURROUNDING AREA MAP	4
NEIGHBOURING DEVELOPMENTS MAP	5
NEIGHBOURING DEVELOPMENTS	6
DEMOGRAPHICS	9
OFFERING GUIDELINES	10

PROPERTY SUMMARY

PROPERTY DESCRIPTION

Kaizen Capital Realty Partners is pleased to provide a market analysis on the Property located at 1411-1417 Kingston Road in Scarborough, ON. This assembly of four properties offers an excellent opportunity for a developer to build a high-end boutique residential condominium. This Property is situated next to the one of Canada's most historic member clubs, The Toronto Hunt Club. The estimated GFA for the site is 31,128 SF – the proposed 7-storey building will have a total of 18 units.

PROPERTY HIGHLIGHTS

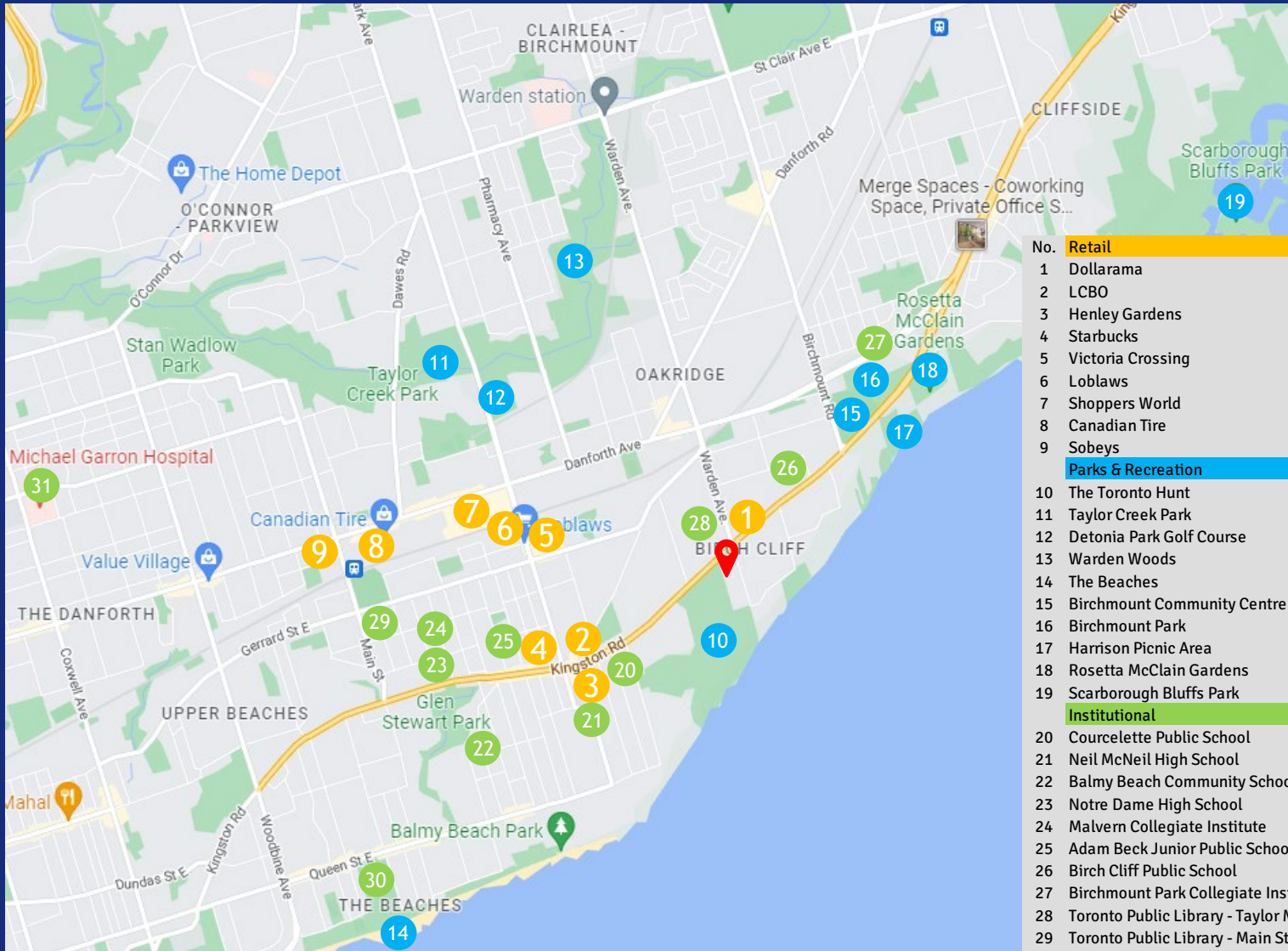
- **Supportive Market Fundamentals:** The Property is ideally located in a highly active area for condo development as there are several completed and proposed projects in the vicinity.
- **Located in Established Neighbourhood:** The surrounding area is comprised of an established residential neighbourhood with various amenities such as a library, community centre, and multiple parks.
- **Close Proximity to Toronto Boardwalk:** The Property benefits from being minutes to Toronto's Boardwalk, making The Beaches neighbourhood highly accessible.



PROPERTY INFORMATION

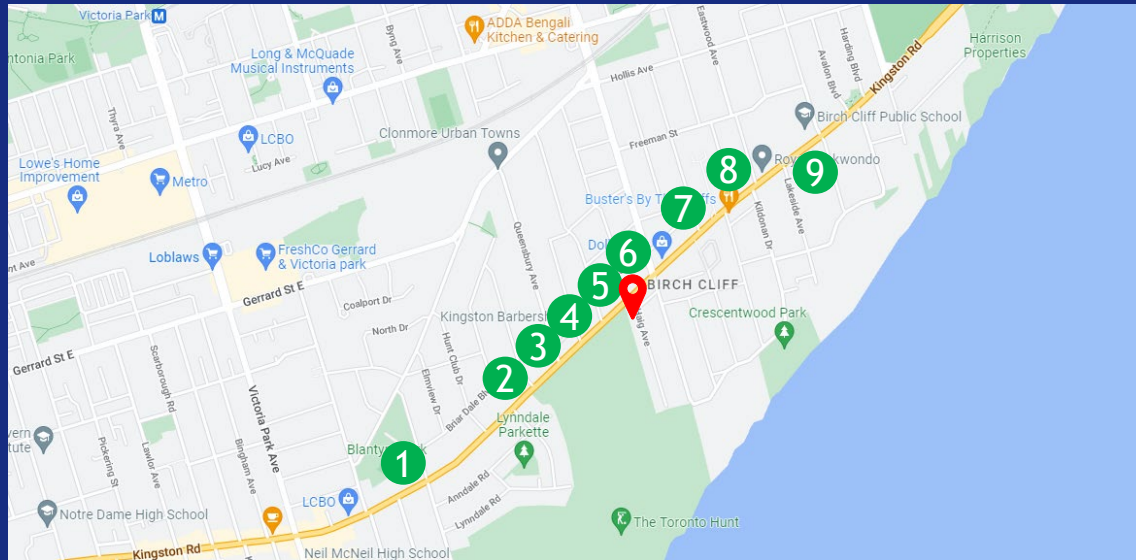
Address	1411-1417 Kingston Rd, Scarborough
Total Area	0.228 acres
Frontage	102.9 feet along Kingston Road
Depth	110 feet
Official Plan	Mixed Use Areas
Zoning	Commercial-Residential (CR)
Existing Conditions	Three vacant buildings

SURROUNDING AREA MAP



No.	Retail
1	Dollarama
2	LCBO
3	Henley Gardens
4	Starbucks
5	Victoria Crossing
6	Loblaws
7	Shoppers World
8	Canadian Tire
9	Sobeys
Parks & Recreation	
10	The Toronto Hunt
11	Taylor Creek Park
12	Detonia Park Golf Course
13	Warden Woods
14	The Beaches
15	Birchmount Community Centre
16	Birchmount Park
17	Harrison Picnic Area
18	Rosetta McClain Gardens
19	Scarbrough Bluffs Park
Institutional	
20	Courselette Public School
21	Neil McNeil High School
22	Balmy Beach Community School
23	Notre Dame High School
24	Malvern Collegiate Institute
25	Adam Beck Junior Public School
26	Birch Cliff Public School
27	Birchmount Park Collegiate Institute
28	Toronto Public Library - Taylor Memorial Branch
29	Toronto Public Library - Main Street Branch
30	Toronto Public Library - Beaches Branch
31	Michael Garron Hospital

NEIGHBOURING DEVELOPMENTS MAP



No.	Property	Project Name	Status	Number of Floors	Number of Residential Units	GFA (SF)
1	160 Fallingbrook Road	Falling Brook	Completed	5	44	52,795
2	1316 Kingston Road	Terrasse Condos at The Hunt Club	Under Construction	7	30	35,952
3	1340 Kingston Road & 2A Queensborough Avenue	Hunt Club Terrace	Completed	6	16	23,368
4	1350 Kingston Road	Residences at the Hunt Club	Completed	8	75	87,102
5	1386 Kingston Road	-	Proposed	6	32	41,237
6	1400 Kingston Road	Upper Beach Club	Completed	7	42	47,114
7	1496 Kingston Road	The Manderley	Under Construction	11	198	162,935
8	1552 Kingston Road	K2 Residences	Pre-Construction	7	93	80,848
9	1615-1641 Kingston Road (Two Buildings)	Proposed	Proposed	3 & 9	279	210,878

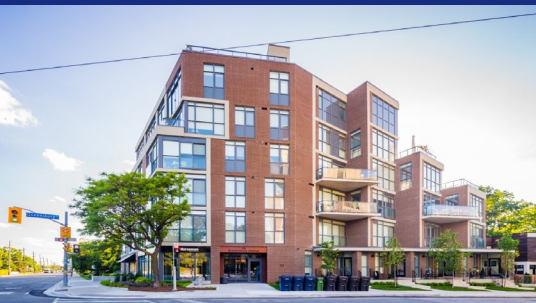
NEIGHBOURING DEVELOPMENTS



Address	160 Fallingbrook Road
Project Name	Falling Brook
Status	Completed
Number of Floors	5
Number of Units	44
GFA (SF)	52,795



Address	1316 Kingston Road
Project Name	Terrasse Condos
Status	Under Construction
Number of Floors	7
Number of Units	30
GFA (SF)	35,952



Address	1340 Kingston Road
Project Name	Hunt Club Terrace
Status	Completed
Number of Floors	6
Number of Units	16
GFA (SF)	23,368

NEIGHBOURING DEVELOPMENTS



Address	1350 Kingston Road
Project Name	Residences at the Hunt Club
Status	Completed
Number of Floors	8
Number of Units	75
GFA (SF)	87,102



Address	1386 Kingston Road
Project Name	-
Status	Proposed
Number of Floors	6
Number of Units	32
GFA (SF)	41,237



Address	1400 Kingston Road
Project Name	Upper Beach Club
Status	Completed
Number of Floors	7
Number of Units	42
GFA (SF)	47,114

NEIGHBOURING DEVELOPMENTS



Address	1496 Kingston Road
Project Name	The Manderley
Status	Under Construction
Number of Floors	11
Number of Units	198
GFA (SF)	162,935



Address	1552 Kingston Road
Project Name	K2 Residences
Status	Pre-Construction
Number of Floors	7
Number of Units	93
GFA (SF)	80,848



Address	1615-1641 Kingston Road (Two Buildings)
Project Name	N/A
Status	Proposed
Number of Floors	3 / 9
Number of Units	279
GFA (SF)	210,878

DEMOGRAPHICS

Population			
	2 km	5 km	10 km
2022 Population	53,981	240,936	909,460
2027 Population Projection	56,068	252,654	954,938
2032 Population Projection	58,781	265,314	1,007,095
Annual Growth 2022-2027	0.8%	1.0%	1.0%
Annual Growth 2022-2032	0.9%	1.0%	1.1%
Daytime Population	37,555	182,674	1,031,931
Median Age	40.3	41.2	39.6

Population By Occupation			
	2 km	5 km	10 km
Art, Culture, Recreation, Sport	1,702	8,562	29,848
Business, Finance, Administrative	4,354	21,718	88,029
Health	1,431	6,692	27,547
Natural & Applied Sciences	2,182	9,363	39,807
Primary Industry	131	738	2,264
Processing, Manufacturing, Utilities	840	3,872	14,096
Sales & Service	7,433	31,033	113,644
Social Science, Education, Government, Religion	3,824	17,534	66,705
Trades, Transportation, Equipment Operations	2,372	11,227	36,092

Households			
	2 km	5 km	10 km
2022 Households	21,195	96,532	394,380
2025 Household Projection	21,987	101,059	413,363
2032 Household Projection	23,823	110,349	454,156
Annual Growth 2022-2027	1.2%	1.6%	1.6%
Annual Growth 2022-2032	1.2%	1.4%	1.5%
Avg Household Size	2.6	2.5	2.3
Private Households	53,468	238,197	895,283

Income			
	2 km	5 km	10 km
Avg Household Income	\$99,144	\$98,978	\$108,461
Median Household Income	\$59,893	\$63,585	\$62,606
Per Capita Income	\$38,928	\$39,656	\$47,033
Aggregate Household Expenditure	\$2B	\$9B	\$39B
Average Household Expenditure	\$93,006	\$93,044	\$98,914
< \$40,000	7,350	31,519	129,756
\$40,000 - 60,000	3,264	14,699	61,000
\$60,000 - 80,000	2,360	10,850	47,041
\$80,000 - 100,000	1,991	9,809	39,728
\$100,000 - 150,000	2,882	14,645	55,194
\$150,000 - 200,000	1,816	8,609	29,746
\$200,000+	1,535	6,403	31,916

Kaizen Capital Realty Partners has been retained by the vendor as the exclusive advisor to seek offers for the property located at 1411-1417 Kingston Road in the City of Toronto (Scarborough), Ontario. The Property is being offered for sale on an unpriced basis.

CONFIDENTIALITY AGREEMENT

Interested parties that require additional information and access to the data room must complete a CA. Please email info@kaizencapitalrp.com to request a copy of the CA to complete.

OFFER SUBMISSIONS

All offers are required to be submitted to the attention of Nicholas King and Andrew Riley.

Nicholas King

MANAGING PARTNER

BROKER OF RECORD

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