



WESTBEND
RESIDENCES *Bloor & High Park*

DAYS LIKE THIS.

Investor Handbook

Welcome to Westbend Residences.

Conveniently located between The Junction and Roncy, and just steps from High Park, Westbend is a boutique condominium in an eclectic urban neighbourhood. Its Bloor Street location, various transit connections, proximity to nature, and enviously unique community setting create a very sought-after living experience. Offering a great mix of suites and inspired amenities, it answers all the needs and wants of city dwellers.



BUILDING FACTS:

1660 Bloor Street West

13 Storeys

174 Units

SUITE TYPES:

Studio to 3 Bed + Den

AMENITIES INTERIOR:

Lobby with Concierge

Co-working Lounge

Social Lounge

Fitness Centre with Yoga Studio

Rooftop Social Lounge

Rooftop Entertainment Lounge

Media Room

Pet Spa

AMENITIES EXTERIOR:

Rooftop Terrace with Fireside

Lounge, Dining Space and BBQs

Community Games Area

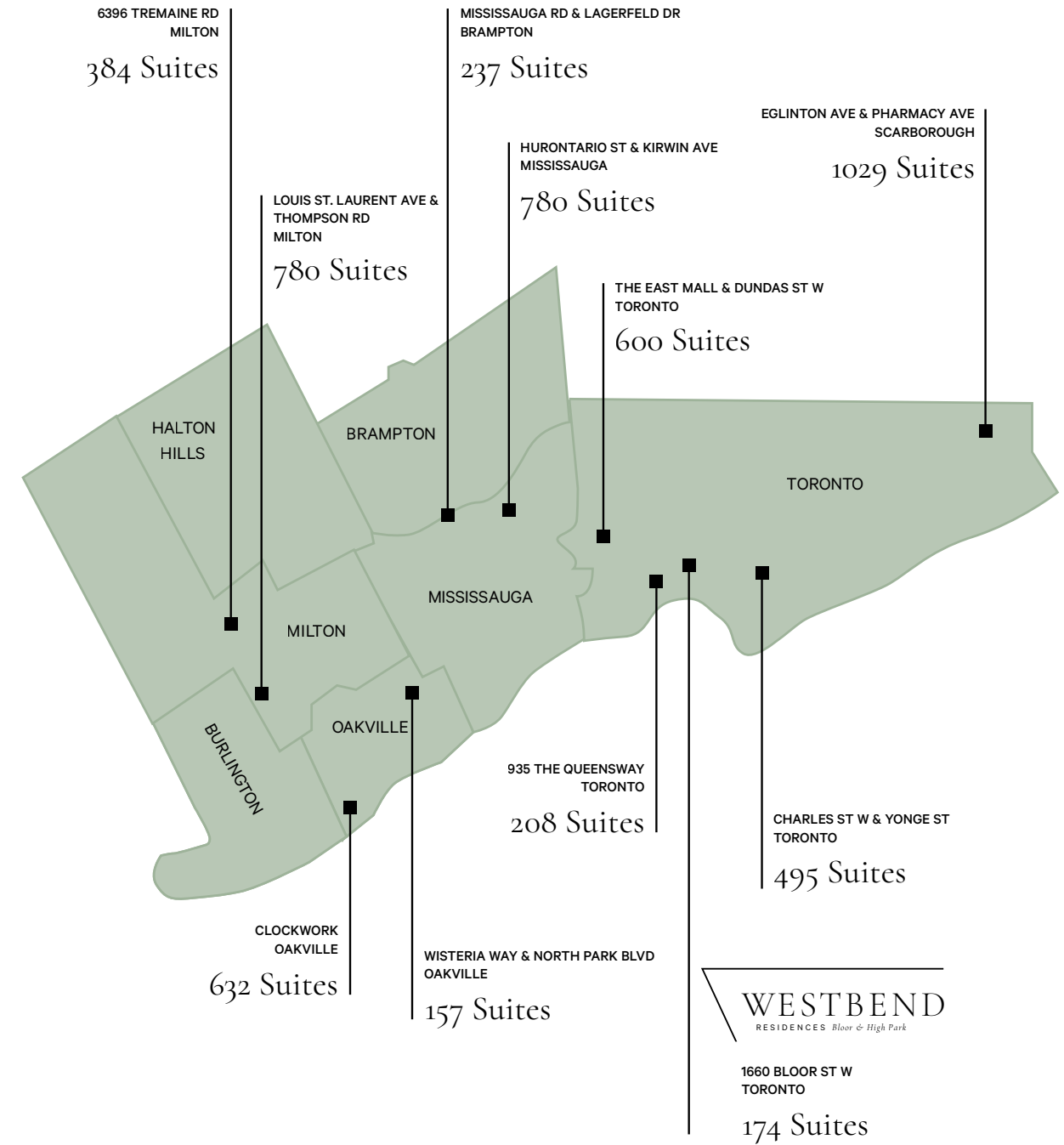
Meditation Deck





A Builder You Can Trust.

Mattamy Homes is the largest privately owned homebuilder in North America, and Canada's largest new home construction and development firm with over 40 years of industry leading experience. Mattamy Urban is rising to new heights. Within 5 years, Mattamy's multi-family units will match the number of single-family units in our portfolio.



The Toronto Connection.

#3

North America's best places to live*

#2

Safest city in the world*

#8

Most livable city in the world**

Population Growth**
↑ 61% (2050)
30% (2030)

AVERAGE TORONTO PRE-CONSTRUCTION SOLD PRICE (PSF):**

Q2 2017

\$716

Q2 2021

\$1,030

Q2 2022

\$1,203

Prices have increased by

68%

in just 5 years***

Demand for housing amounts to more than 50,000 units/year, only approx. 42,000 new homes built annually over the last 5 years

- Treb Market Outlook Report 2020

Toronto will need to add

1 Million Homes

to keep up with demand*



Connectivity & Convenience.

Less Than
500 Steps to
High Park

Low Crime Rate*
(12% lower than Toronto average)

Median Household Income:*

High Park \$141,752

Toronto \$81,376

Ontario \$87,353

95/100 Transit
& Walk Score**



CHAPTER FOUR: CONNECTIVITY & CONVENIENCE.



TRANSIT & HWYS:

- 10 mins > Gardiner Expressway
- 12 mins > Hwy 427
- 18 mins > downtown Toronto
- 12 mins > Union Station
- 18 mins > Pearson Airport

PARKS & RECREATION:

- 2 mins > High Park
- 8 mins > Sunnyside Beach
- 10 mins > King's Mill Park
- 12 mins > Trinity Bellwoods Park
- 8 mins > BMO Field
- 12 mins > Centre Island Ferry
- 7 mins > Boulevard Club
- 6 mins > Museum of Contemporary Art

HEALTHCARE:

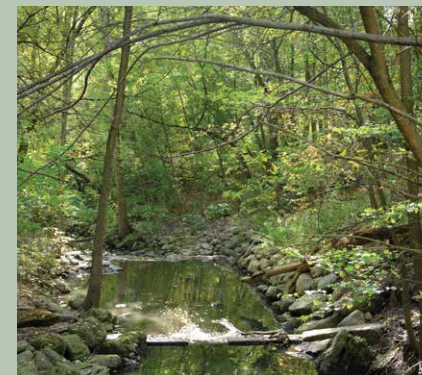
- 8 mins > St. Joseph's Health Centre

AAA+ EDUCATION:*

- Indian Road Crescent **Score 8.2**
- Ursula Franklyn Academy **Score 9.2**
- High Park Alternative Jr School **Score 7.8**
- Runnymede Jr & Sr Public School **Score 8.2**
- École Élémentaire Charles-Sauriol **Score 9.1**
- St Pius X Catholic School **Score 8.4**
- Swansea Jr & Sr Public School **Score 8.6**
- Humberside Collegiate Institute **Score 7.7**

POST-SECONDARY INSTITUTES:

- 12 mins > University of Toronto **St. George Campus**
- 20 mins > Toronto Metropolitan University
- 12 mins > George Brown **Casa Loma Campus**
- 14 mins > Humber College **Lakeshore Campus**



*TDSB and Fraser Institute

Westbend Neighbourhood's High Demand & Low Supply.

AVERAGE RESALE CONDO PRICE:*

Q2 2022:



Q2 2021:



Q2 2017:



High Park North resale price has increased by

10%

year over year

High Park North resale price has increased by

49%

in the last 5 years

*TREB



CHAPTER FIVE: WESTBEND NEIGHBOURHOOD'S HIGH DEMAND & LOW SUPPLY.

CONDO RENTAL:

CITY OF TORONTO (Q2 2022):*

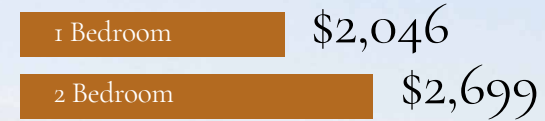


HIGH PARK NORTH (Q2 2022):*

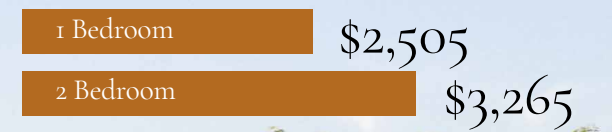


Average rent has increased by over 20% in the last 5 years*

HIGH PARK NORTH Q3 2017:*



HIGH PARK NORTH Q3 2022:*



High Park North achieves a higher rent than the City of Toronto

- Less Competition
- Higher Rental Income

AFFORDABILITY AROUND HIGH PARK

The majority of property sales around High Park average close to \$2 million+.*

AVERAGE HOME PRICE IN HIGH PARK NORTH 2022.*



LIMITED INVENTORY

Westbend is only 250 metres from High Park – Less than 500 steps.

In the last 5 years there have been 0 preconstruction projects launched within a 500 metre walking distance of High Park.*

NEW LISTINGS 2022 IN HIGH PARK NORTH:*



AVERAGE PRICES 2022 IN HIGH PARK NORTH:*



New condo listings in High Park North Municipality in 2022*
2022: 294
2021: 380

23% decrease in new listings year over year

MORE STABILITY THROUGHOUT MARKET CYCLES

Properties in locations with highly sought-after amenities such as parks, transit, excellent schools tend to offer a more stable investment regardless of market conditions. These properties do not have high turnovers which in turn creates a higher demand.

Over the last 20 years (2002 to present), regardless of the market the average price of all home types has continued to increase on average +8% year over year.*

AVERAGE HIGH PARK HOME PRICES:*



*TREB

The Top 4 Reasons

THAT MAKE WESTBEND RESIDENCES
A GREAT INVESTMENT:

I. 2. 3. 4.

Mattamy
Homes

Toronto
Connection

Connectivity &
Convenience

Westbend Neighbourhood's
High Demand & Low Supply





Information is subject to change. E. & O. E. Illustrations are artist's impressions.