

THE HILL

RESIDENCES AT YONGE & ST. CLAIR

METROPIA

A REPUTATION BUILT ON EXCELLENCE

President, Founder, and CEO Howard Sokolowski is an industry leader who has been developing homes for over 30 years. His vision, passion, and dedication to developing communities where people want to live has led to incredible success and high-quality communities.

- Metropia is the developer behind 2023's most successful preconstruction master-planned community – the record-breaking Union City.
- Union City sold out two phases of launch totaling over 1,200 units sold in just six days.

Since 2009, Metropia has sold, built and received approvals for over 14,000 units across the GTA.



- 01 EXHIBIT CONDOS
- 02 AYC
- 03 UNION CITY
- 04 11 YORKVILLE
- 05 UNION VILLAGE

METROPIA

ST CLAIR AVE

FOREST HILL

THE HILL
RESIDENCES AT YONGE & ST. CLAIR

SUMMERHILL

YORKVILLE

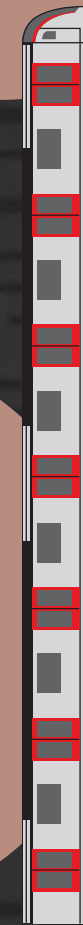
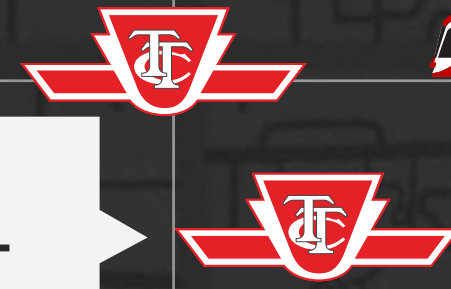
YONGE ST

MOORE
PARK

ROSEDALE

BLOOR ST

AVENUE RD





SUBWAY

St Clair







THE HILL

ROASTERS CAFE







LOBBY



PARTY ROOM



EXCEPTIONAL EDUCATION

Toronto will welcome approximately 1M international students this year, 490,000 of the students will need rental accommodations.



5 Min. Bike to The Hill



13 Min. Bike to The Hill

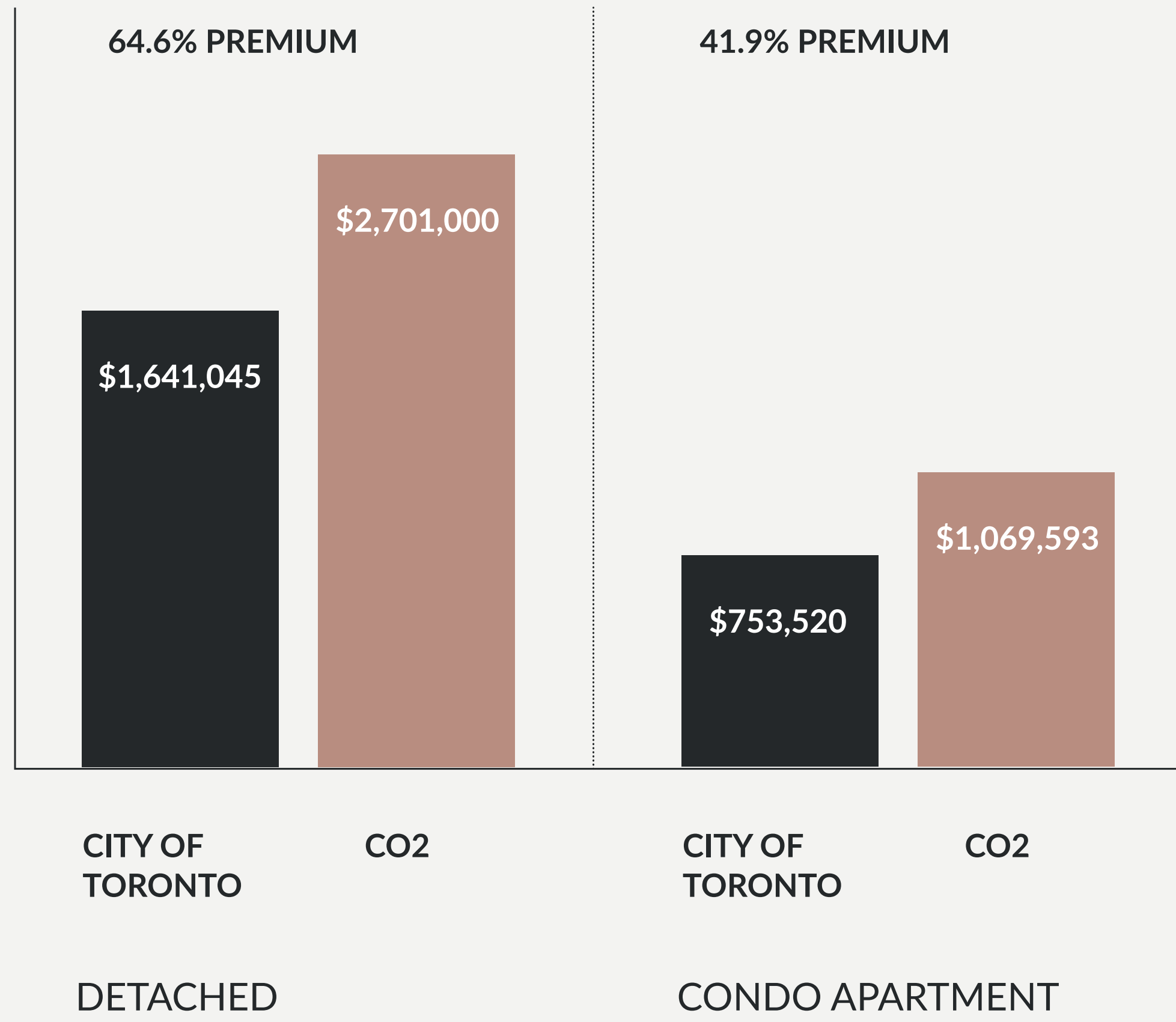


2 Min. Bike to The Hill

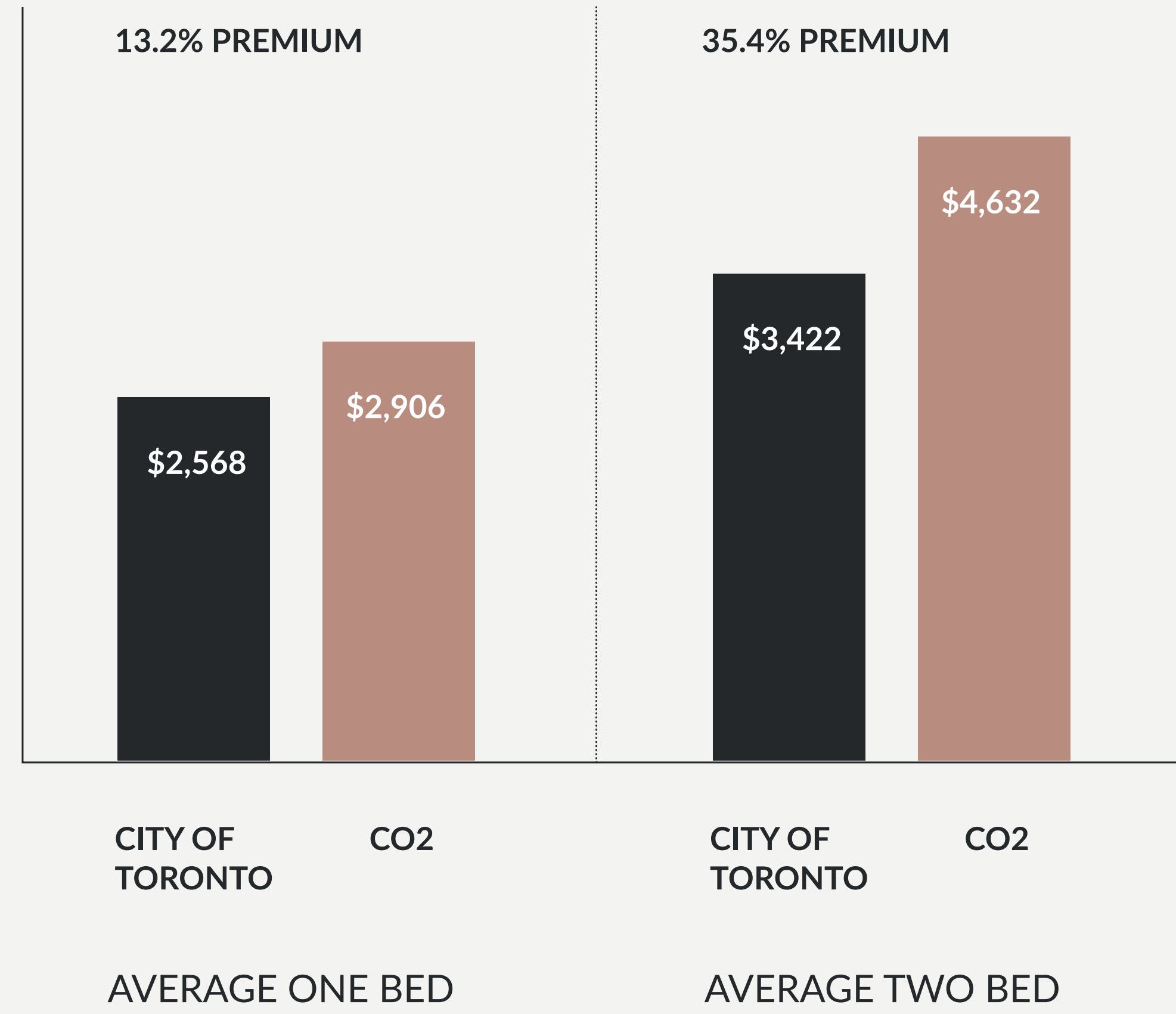


12 Min. Bike to The Hill

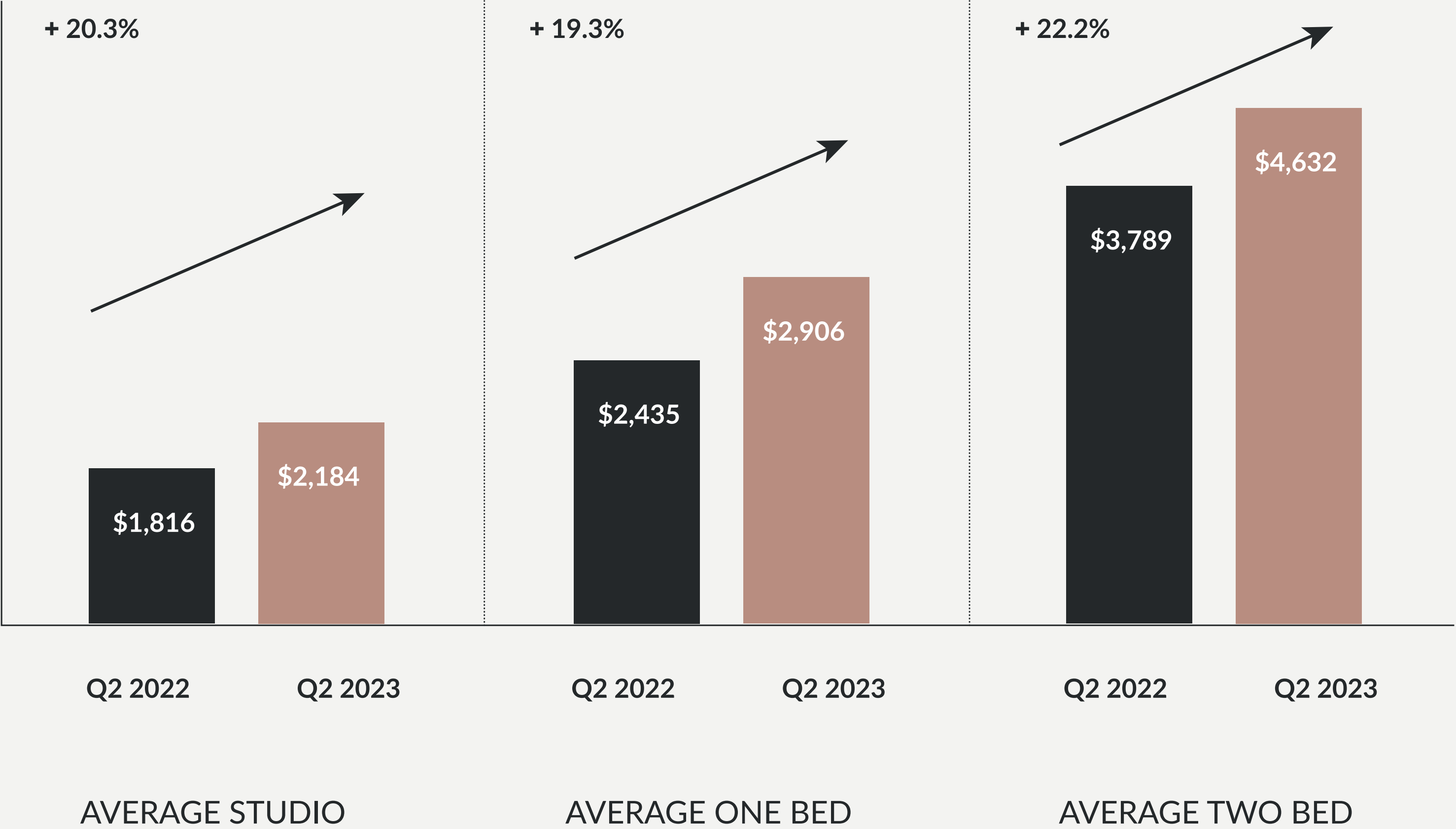
AVERAGE RESALE PRICE BY PROPERTY TYPE -
CITY OF TORONTO VS. C02



AVERAGE MONTHLY RENT 2023 - CITY OF TORONTO VS. C02



AVERAGE MONTHLY RENT AT YONGE AND ST.CLAIR -
Q2 2022 VS Q2 2023



CANADA'S IMMIGRATION PLAN

2023-2025 IMMIGRATION LEVELS PLAN

465,000 IN 2023

485,000 IN 2024

500,000 IN 2025

- 500,000 permanent residents to be welcomed into Canada each year leading up to 2025
 - 800,000 people are anticipated to move to Toronto which is almost a 30% increase in population by 2030
 - Toronto will welcome approximately 1M international students this year, 490,000 of the students will need rental accommodations.

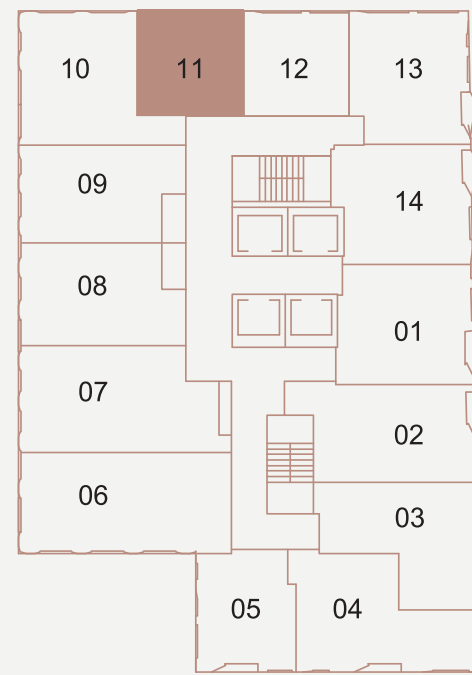
UNIT 11

JR ONE BEDROOM / ONE BATH

307 SQ. FT.

TOTAL LIVING SPACE / 307 SQ. FT.

STARTING PRICE \$549,900



FLOOR 19-50



METROPIA



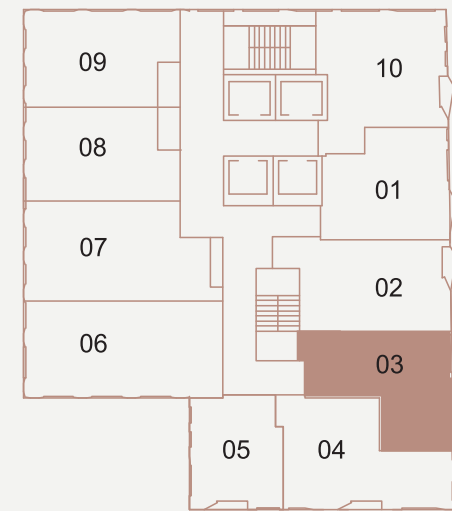
Note: All prices, figures, sizes, specifications and information are subject to change without notice. E. & O.E. All areas and dimensions stated are approximate. Actual usable floor space, living area and square footages may vary from stated floor areas. All illustrations are artists concepts only. Unit shown may be the reverse layout of the unit purchased. Balcony conditions shown may be the reverse layout of the unit purchased and are subject to change without notice. Purchase price does not include any furniture. © 2023 Metropia.

UNIT 03

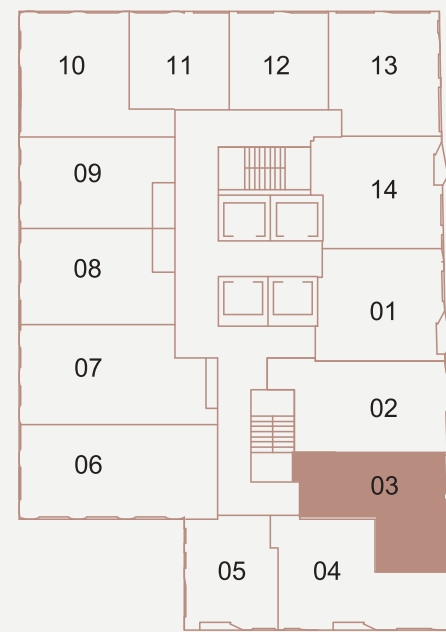
ONE BEDROOM / ONE BATH
 439 SQ. FT.
 TOTAL LIVING SPACE / 439 SQ. FT.

STARTING PRICE \$665,900

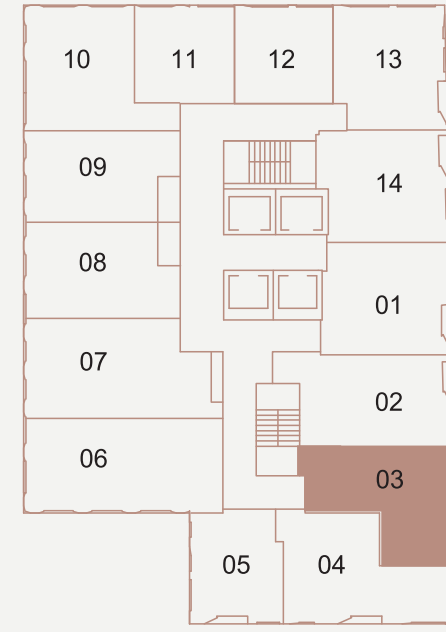
FLOORS 7-50



FLOOR 7-17



FLOOR 18



FLOOR 19-50



METROPIA



Odd Floor Elevation

Even Floor Elevation

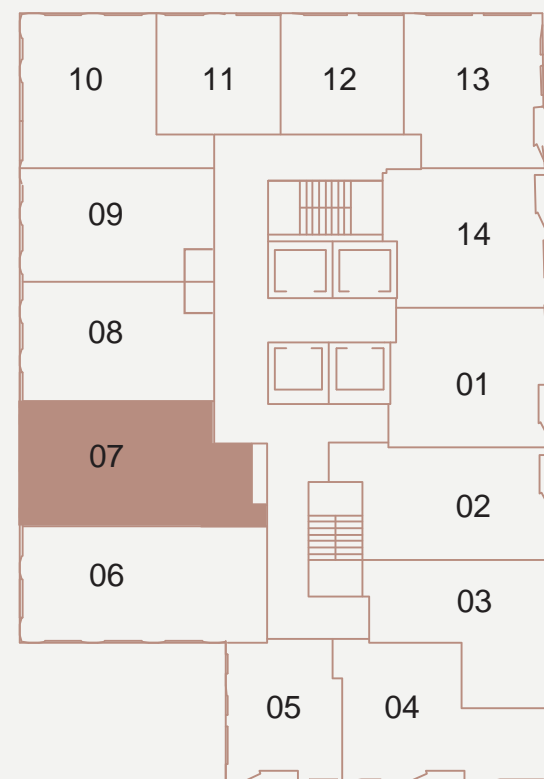
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UNIT 07

STARTING PRICE ~~\$~~799,900

JR TWO BEDROOM / TWO BATH
563 SQ. FT.
TOTAL LIVING SPACE / 563 SQ. FT.

FLOORS 6-50



METROPIA



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DEPOSIT STRUCTURE

Occupancy: 2028

- \$10,000 ON SIGNING AN APS } **2.5% IN 2023**
- BALANCE TO 2.5% IN 30 DAYS } **5% IN 2024**
- 2.5% ON JANUARY 10, 2024
- 2.5% ON APRIL 1, 2024
- 2.5 % ON JANUARY 10, 2025 } **5% IN 2025**
- 2.5% ON APRIL 1, 2025
- 2.5% ON JANUARY 10, 2026 } **2.5% IN 2026**

BAKER PORTAL

TO DOWNLOAD ASSETS, PLEASE VISIT
OUR BAKER BROKER PORTAL

[HTTPS://MYBAKER.BAKER-RE.COM/PROJECTS/THEHILL](https://mybaker.baker-re.com/projects/thehill)

SALES PROCESS

WISHLIST WORKSHEET SUBMISSION WILL
BE THROUGH BLACKLINES PORTAL:

WWW.THEHILL.CA/BROKER

PASSWORD: HillBroker

PORTAL IS NOW OPEN

MEET THE SALES TEAM



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CRESCINI**
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OVER 300 UNITS UNDER \$699,999

THANK
YOU_____

METROPIA