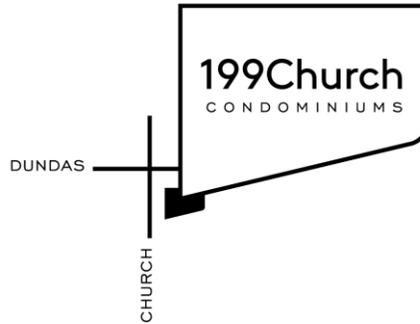




199Church
CONDOMINIUMS

DUNDAS
CHURCH

Illustration is artist's concept only. Actual may vary. E. & O.E.

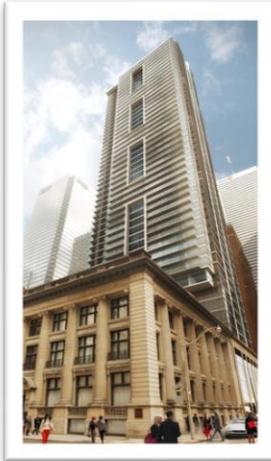


**LAUNCHING JULY 15
6:30 PM**

WATCH IT LIVE ONLINE

>> Anyone is Welcome to View This *Live Launch Experience*

CentreCourt's Track Record



CentreCourt's Track Record

10 Years – Building Toronto's Skyline



- **In-tune with the Market – More Than Any Developer in the GTA**
- **Quick to Adapt and Understand Market Needs**
- **Track Record of Selling Out Projects, Often Within Days**
- **Unmatched Construction Outcomes and Timelines**



- **14 High-Rise Towers Brought to Market Since 2010**
- **Over 7,200 Suites Sold**
- **Over \$3.5 Billion of Development Value**
- **ZERO Days of Interim Occupancy to Date**
- **Vertically Integrated Development Company**

CentreCourt's Track Record

10 Years Building Toronto's Skyline



14 Towers

10 Years

7,200 Units



**HISTORICAL AVG.
TO 75% SOLD:**

⇒ 14 DAYS

199 CHURCH + DUNDAS

The Best Location in the Market

50% PRICED BELOW \$649,990

LAUNCHING JULY 15

ACT QUICKLY

199 Church + Dundas – Key Takeaways

MOST **CONNECTED** LOCATION

EMPLOYMENT POWERHOUSE

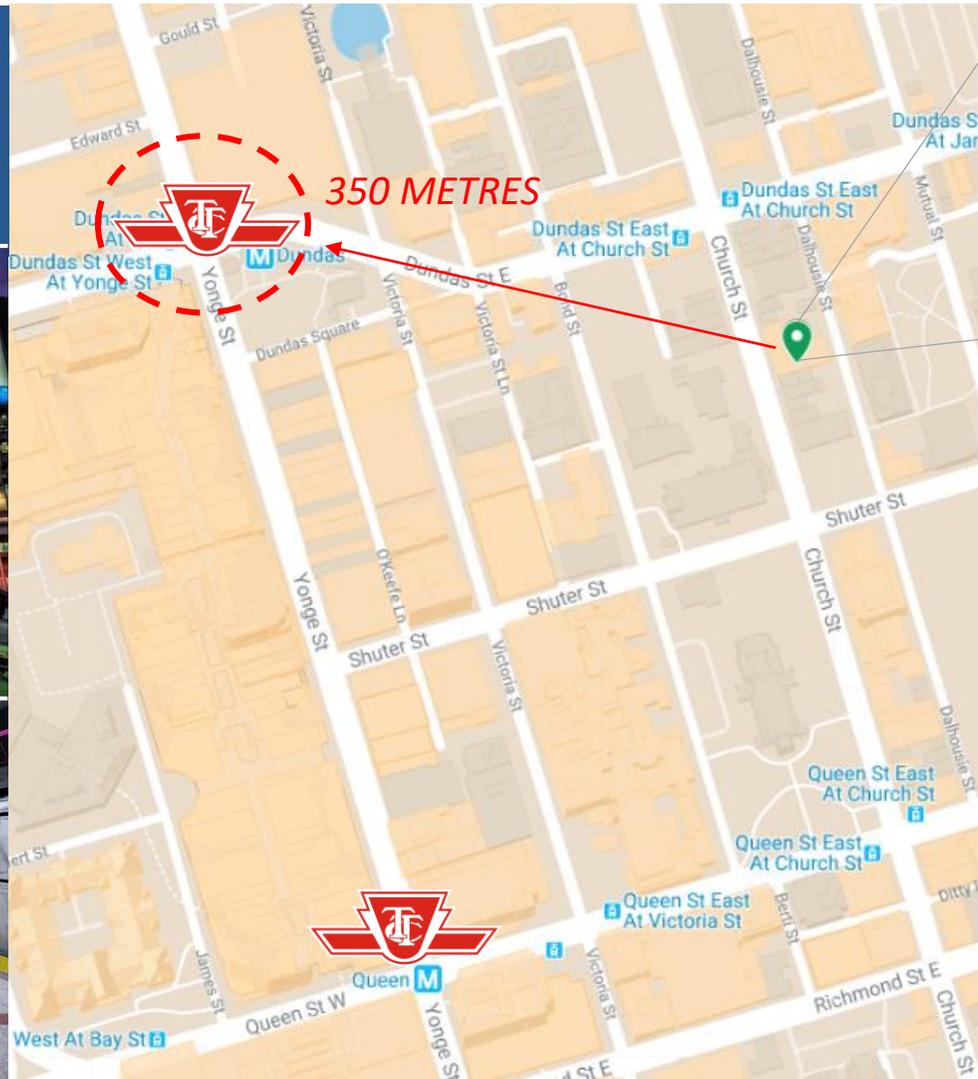
TTC SUBWAY – 350 METRES

RYERSON UNIVERSITY – 100 METRES

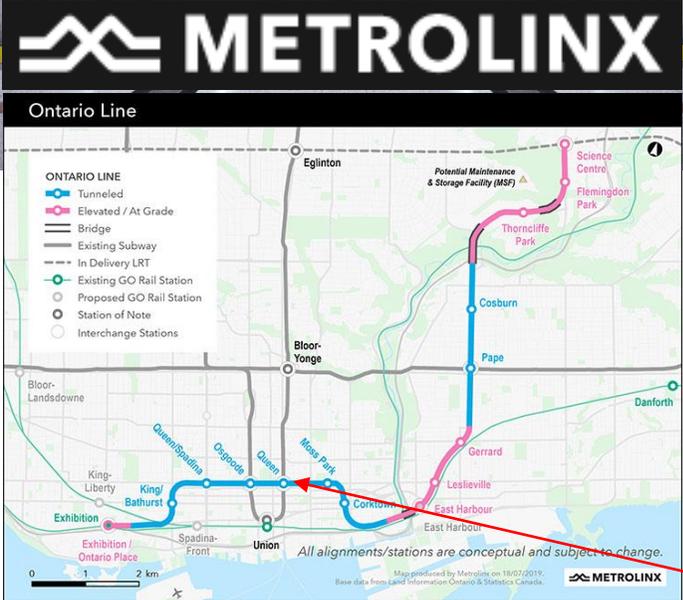
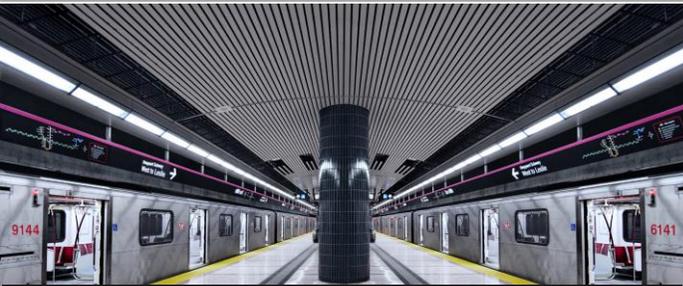
50% UNDER **\$649,000**

199 Church Condos – Yonge + Dundas

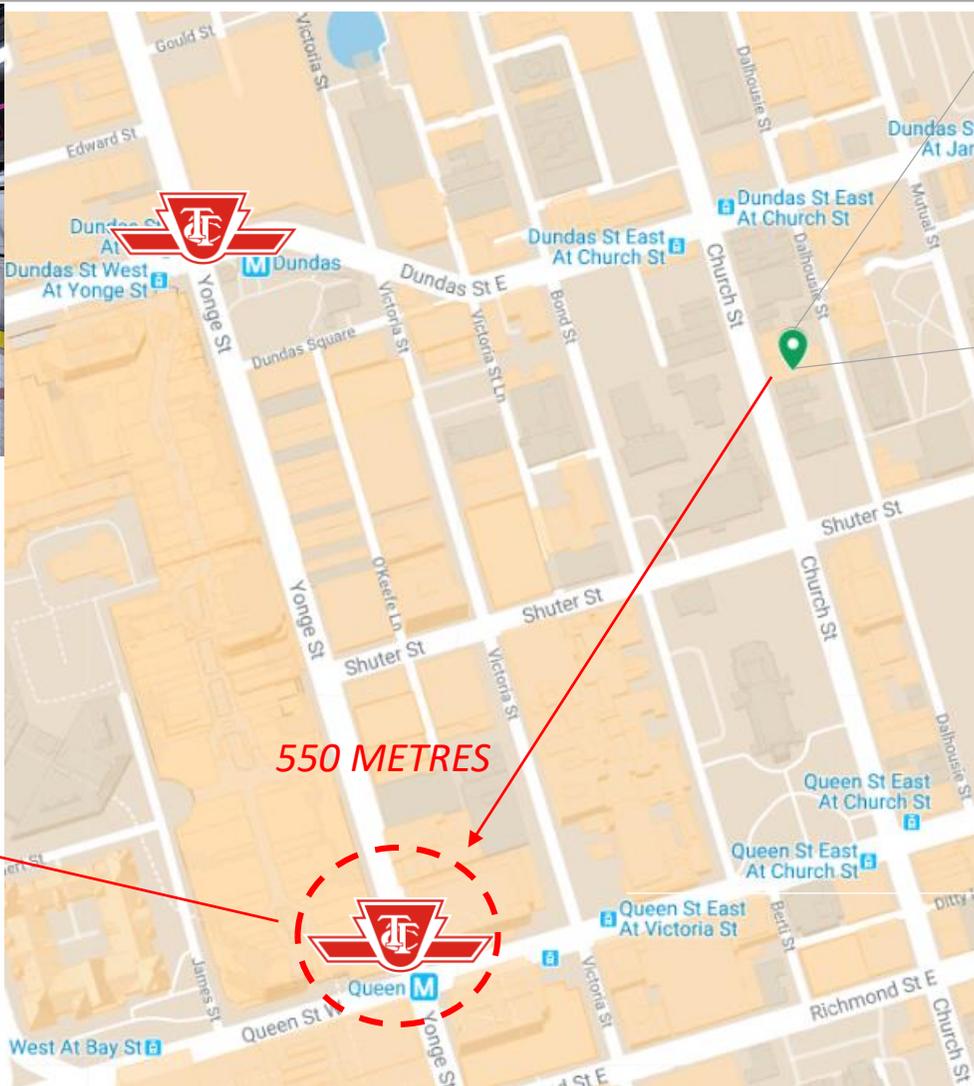
- TTC SUBWAY (DUNDAS)
- YONGE/DUNDAS SQUARE
- EATON CENTRE
 - 350 METRES



199 Church Condos – Yonge + Queen



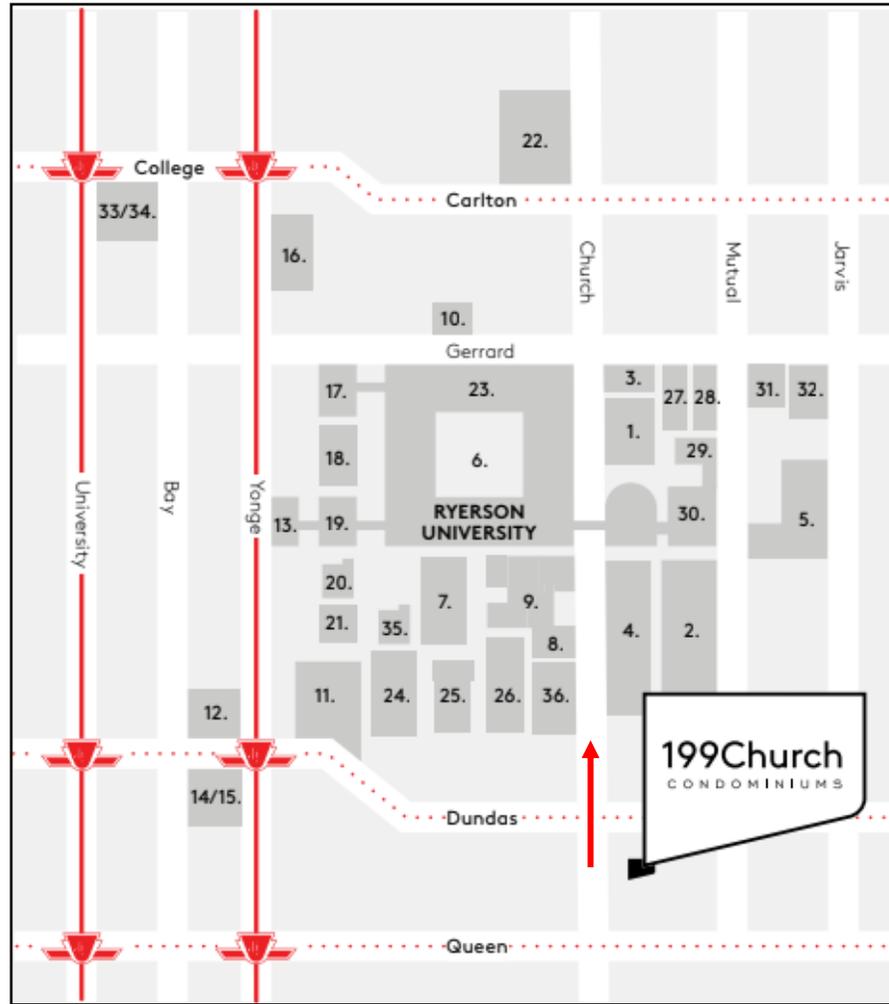
- TTC SUBWAY (QUEEN)
- FUTURE “ONTARIO LINE”
 - 550 METRES



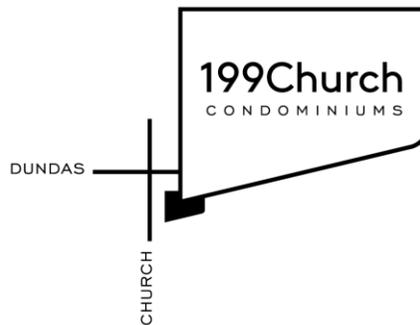
199Church
CONDOMINIUMS

199 Church Condos – Ryerson University

RYERSON
UNIVERSITY



Ryerson University



199 Church Condos – The Ryerson Story

RYERSON UNIVERSITY

45,000 Students and Growing

45,000
Students



199 Church Condos – The Ryerson Story

RYERSON UNIVERSITY

45,000 Students and Growing

- **1,700 Beds On Campus (3.8%)**

45,000
Students

1,700 Beds



199 Church Condos – The Ryerson Story

RYERSON UNIVERSITY

45,000 Students and Growing

- 1,700 Beds On Campus (3.8%)
- **43,300 (96.2%) Must Off-Campus**

45,000
Students

1,700 Beds

43,300
Students
Need A
Home



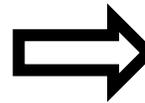
You Would Have to
Build **89** Buildings to
Accommodate

199 Church Condos – The Ryerson Story

RYERSON UNIVERSITY

45,000 Students and Growing

- 1,700 Beds On Campus (3.8%)
- 43,300 (96.2%) Must Off-Campus
- 13% International Students (Approx. 5,700)



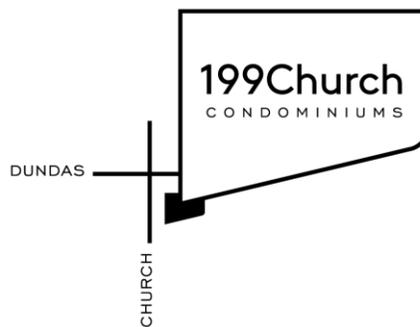
You Would Have to Build **12** Buildings to Accommodate

45,000
Students

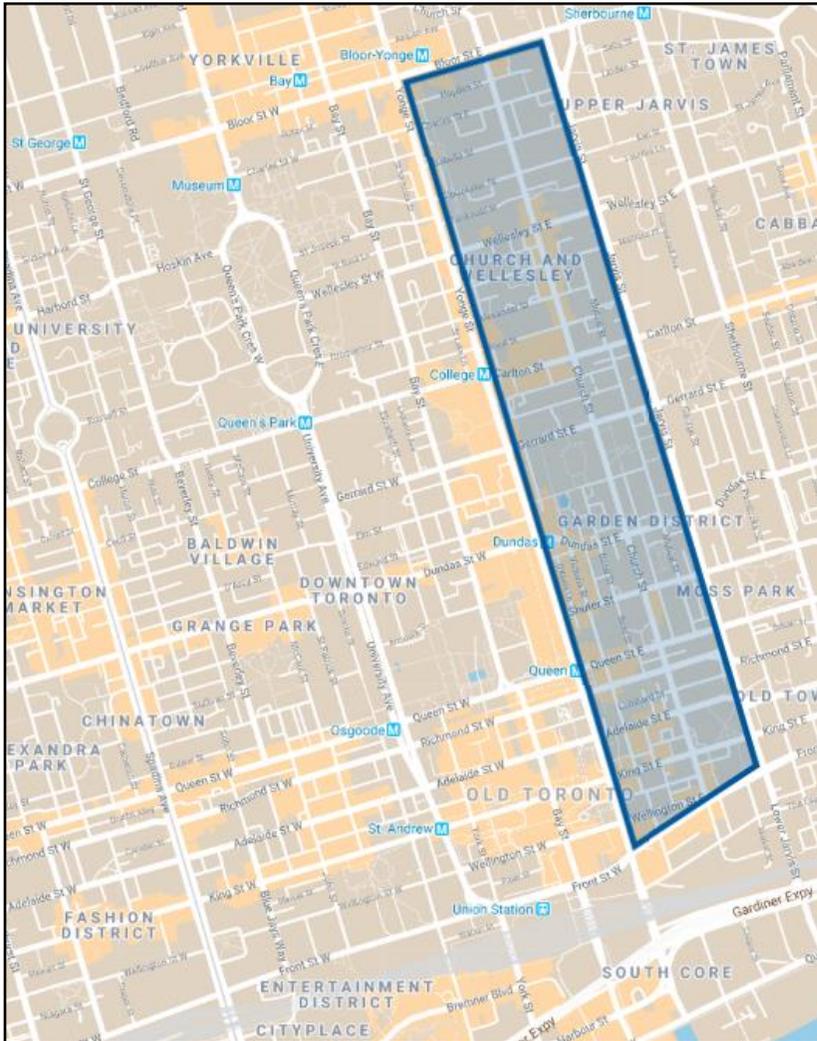
1,700 Beds

43,300
Students
Need A
Home

The Church – Yonge Corridor



Church – Yonge Corridor



Follow The Smart Money

- Church-Yonge is a Location That is at the Top of Every AAA Developer's List
- One of the Most Sought After Locations in All of the GTA
- CentreCourt has Invested in This Location From Day One – With Several Locations in Their Portfolio
- Continues to be a Major Target for Prime Commercial & Residential Development Growth – With no End in Sight

Why?

Steps to Five Districts

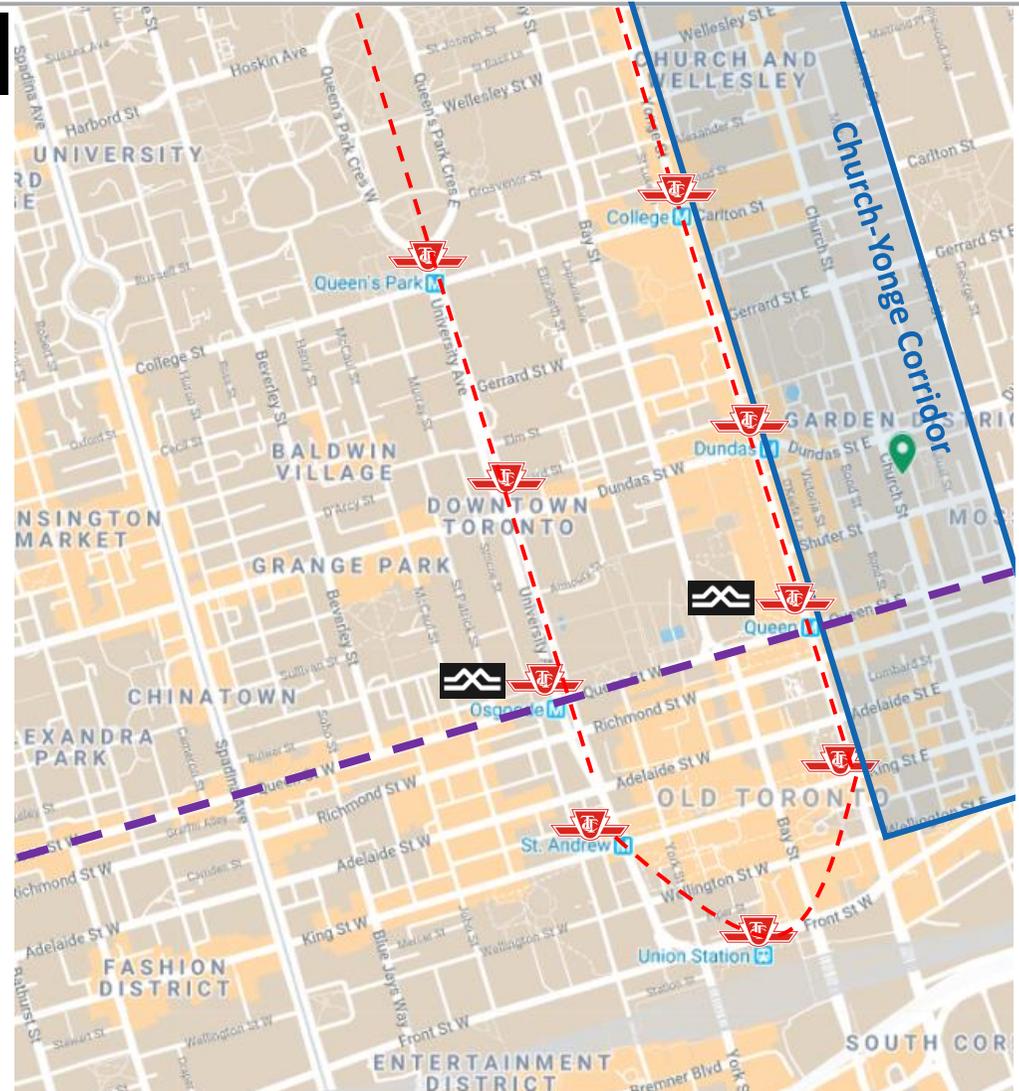
MAJOR TRANSIT HUB



- Yonge/University Subway



- Future Ontario Subway Line



Steps to Five Districts

MAJOR TRANSIT HUB

OVER 100,000 STUDENTS

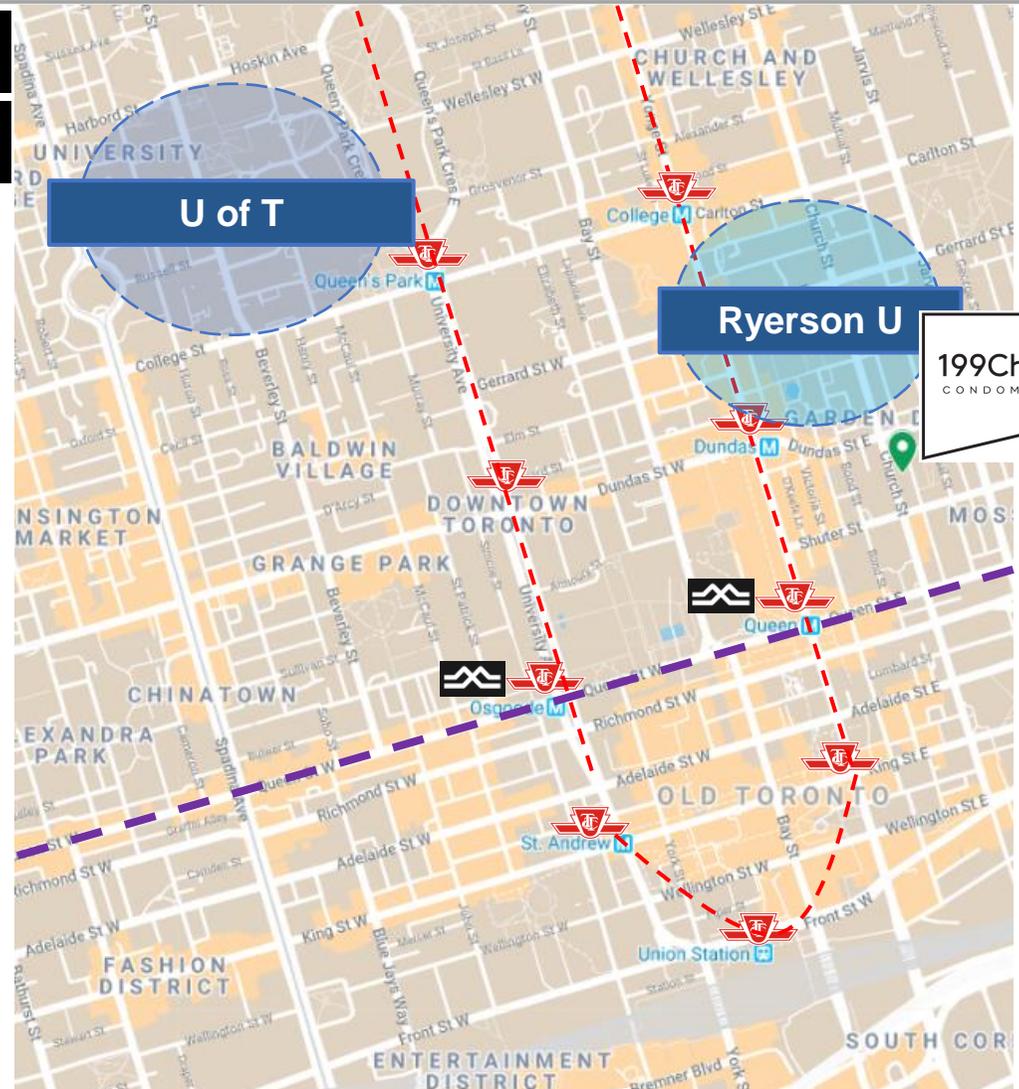
**RYERSON
UNIVERSITY**

45,000 Students



**UNIVERSITY OF
TORONTO**

61,000 Students



Steps to Five Districts

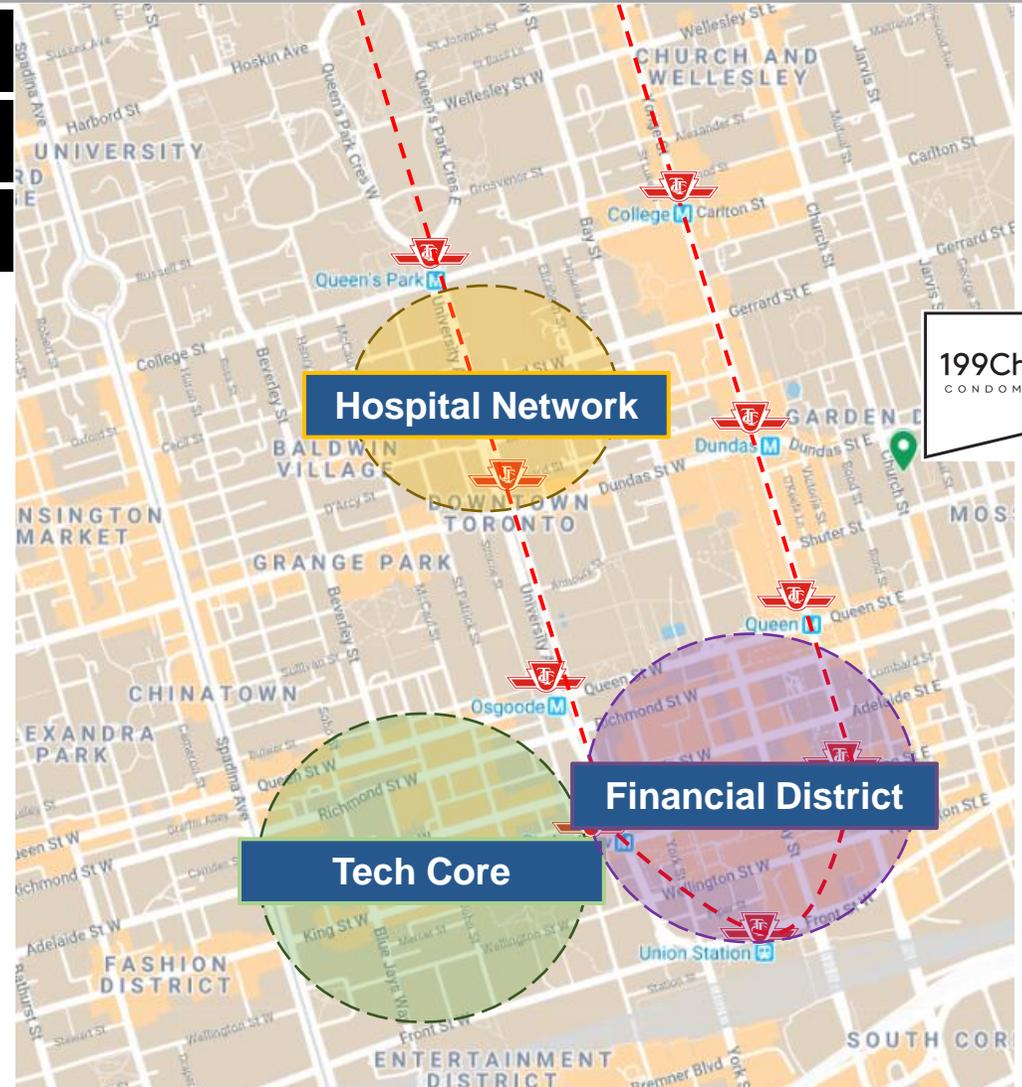
MAJOR TRANSIT HUB

OVER 100,000 STUDENTS

OVER 584,000 DT JOBS

Major Employment Nodes in:

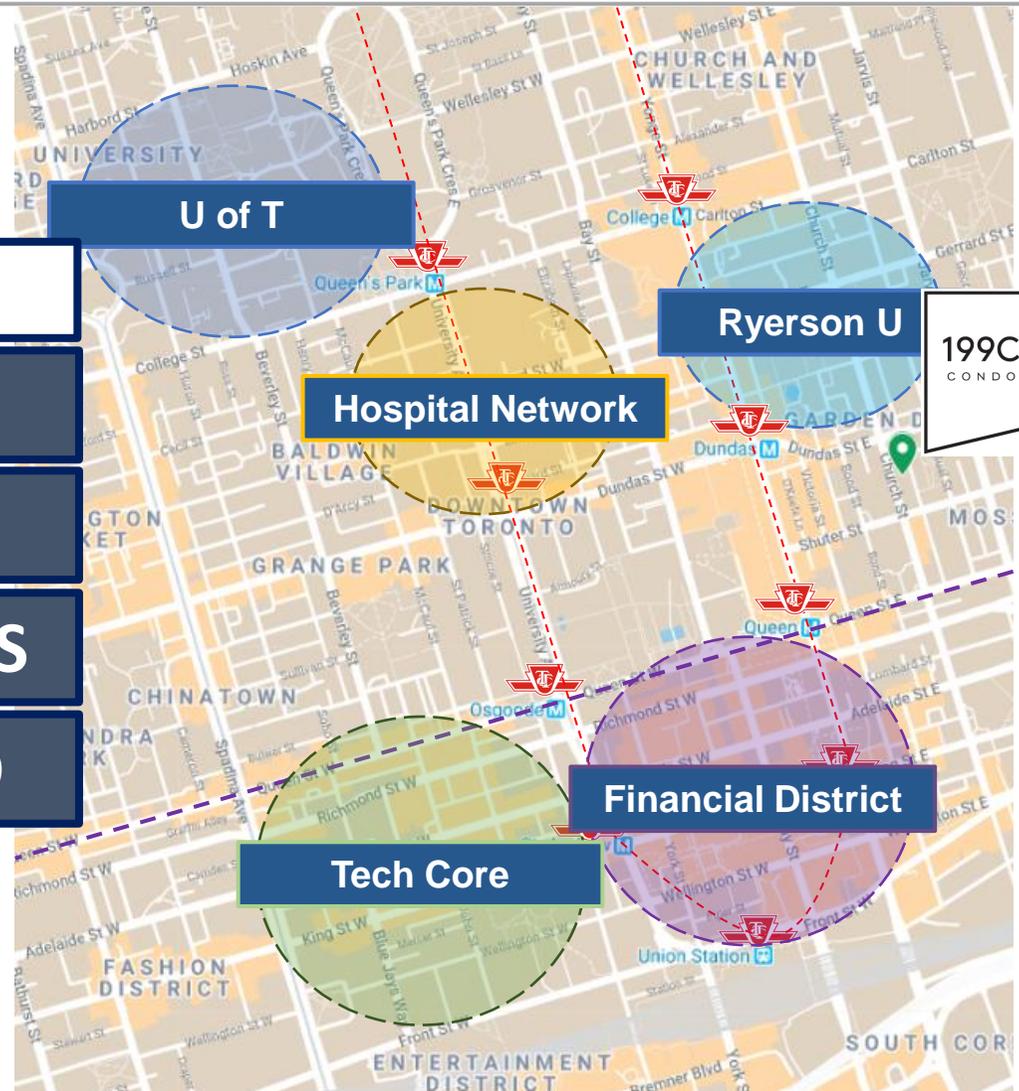
- Technology
- Finance
- Medical and Health
- Administration
- Hospitality
- Government
- Law



Steps to Five Districts

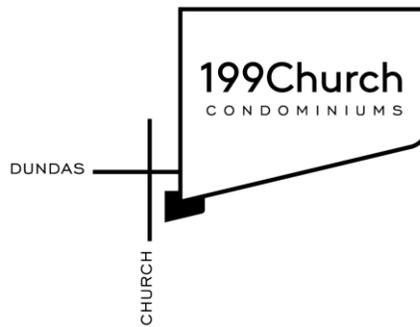
What Does This Mean to You?

- RENTAL DIVERSIFICATION
- VITAL INFRASTRUCTURE
- LANDMARK INSTITUTIONS
- COMPLETEY ESTABLISHED



199Church
CONDOMINIUMS

Market Comparisons



Downtown Market Comparison

The Numbers Don't Lie

- Recent Launches in **Downtown Toronto**
- **Nine Successful** Market Comparables
- All Projects with **300 Meters to ~2 km**
- Avg. Price Between **~\$810K to ~\$1.1M**



Downtown Market Comparison

Sample Project #1
Avg Price: ~\$910,000+

Sample Project #2
Avg Price: ~\$825,000+

Sample Project #3
Avg Price: ~\$850,000+

Sample Project #4
Avg Price: ~\$870,000+

Sample Project #5
Avg Price: ~\$850,000+

Sample Project #6
Avg Price: ~\$830,000+

Sample Project #7
Avg Price: ~\$810,000+

Sample Project #8
Avg Price: ~\$1,100,000+

Sample Project #9
Avg Price: ~\$875,000+

**Sample Downtown Comps.
Average Price: ~\$879,000**

199 Church – Most Affordable in the DT Core

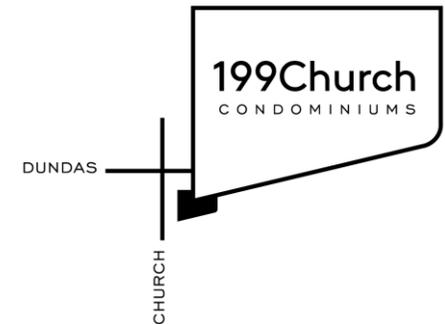
**Comparable Downtown
Market Avg. Price:**

~\$879,000

**199 Church Condos Avg. Launch
Prices**

~\$699,990

- **50% Priced Under \$649,990**
- **2 Bedrooms Priced In The \$800,000's**



199 Church – Most Affordable in the DT Core

199 CHURCH – STARTING PRICES

STUDIOS

\$500,000's

1 BEDROOMS

\$600,000's

2 BEDROOMS

\$800,000's

3 BEDROOM

\$1M

199 Church Condos



199 Church Condos



199 Church Condos



ADDRESS: 199 Church Street

INTERSECTION: Church / Dundas

STOREYS: 39

SUITE COUNT: 484

Suite Types:

- Studio / 1B / 1B+D / 2B / 2+D / 3B

DEPOSIT: 20%

ZONING STATUS: Fully Zoned Site

TENTATIVE OCCUPANCY: Q4 2023

199 Church - Amenities

The Perfect Amenities for Church + Dundas

- **Over 20,000 sf of Amenities**
 - **Indoor Amenities**
 - Grand Lobby, Furnished with FENDI
 - 24-hr Concierge
 - 24-hr Fitness Centre
 - Shared Co-Working Space
 - Lounge & Entertainment Areas
 - Guest Suites
 - **Outdoor Amenities**
 - Fitness Lounge
 - Lounge
 - BBQs



199 Church - Amenities

3RD FLOOR AMENITY

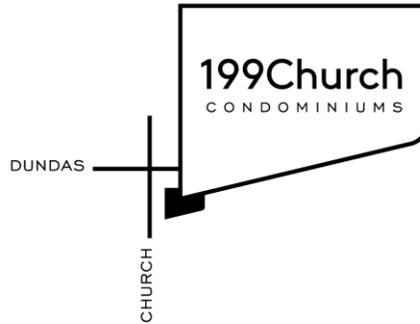


Illustration is artist's concept only. Actual may vary. E. & O.E.

5TH FLOOR AMENITY



Illustration is artist's concept only. Actual may vary. E. & O.E.



LAUNCHING JULY 15 6:30 PM

>> Anyone is welcome to view this live launch experience