

# INVESTORS ENCOURAGED BY REALIZED RETURNS...

Investment Yields for New Projects Registered in 2017  
Greater Toronto Area: 2017

Rank by Rentals	Project	Submarket	Launch Date	Avg. Opening PSF	Rentals	Avg. Rent PSF	Monthly Cashflow*	Avg. Resale Price PSF	Price Appreciation
1	One Bloor	Bloor-Yorkville	Apr 2010	\$815	338	\$3.62	-\$297	\$1,137	40%
2	Yorkville Plaza	Bloor-Yorkville	Sep 2011	\$944	292	\$3.75	-\$554	\$1,097	16%
3	Epic on Triangle Park	Downtown West	May 2011	\$431	279	\$3.17	\$391	\$730	69%
4	Treviso II	North York West	Jun 2011	\$454	259	\$2.63	\$9	\$666	47%
5	Studio 2	Entertainment District	Nov 2011	\$587	244	\$3.44	\$195	\$987	68%
6	Imperial Plaza	South Midtown	Nov 2010	\$615	244	\$2.79	-\$299	\$938	53%
7	Lago	Etobicoke Waterfront	Sep 2011	\$595	188	\$3.00	-\$74	\$727	22%
8	Mirage	Mississauga City Centre	Nov 2011	\$428	187	\$2.51	\$104	\$539	26%
9	The Madison - East Tower	North Midtown	Aug 2011	\$643	179	\$3.11	-\$228	\$854	33%
10	Musee	Downtown West	Apr 2013	\$516	175	\$3.43	\$417	\$807	56%
11	365 Church	Downtown East	Mar 2013	\$590	175	\$3.90	\$437	\$885	50%
12	Scenic on Eglinton - Phase III	East York	May 2011	\$454	165	\$2.53	-\$27	\$682	50%
13	The Bond	Entertainment District	Sep 2011	\$663	149	\$3.62	\$110	\$998	51%
14	The Brant Park	Downtown West	Oct 2011	\$578	148	\$3.45	\$167	\$930	61%
15	Alto at Atria	Fairview	Nov 2011	\$508	141	\$2.94	\$131	\$693	36%
<b>Top 15 Subtotal/Average</b>				<b>\$588</b>	<b>3,163</b>	<b>\$3.19</b>	<b>\$32</b>	<b>\$845</b>	<b>45%</b>

Source: Urbanation Inc., TREB/MLS

\*Based on 20% down payment on opening price, average unit size of rentals, 3% interest rate, 25-year amortization, and includes condo fees and property taxes