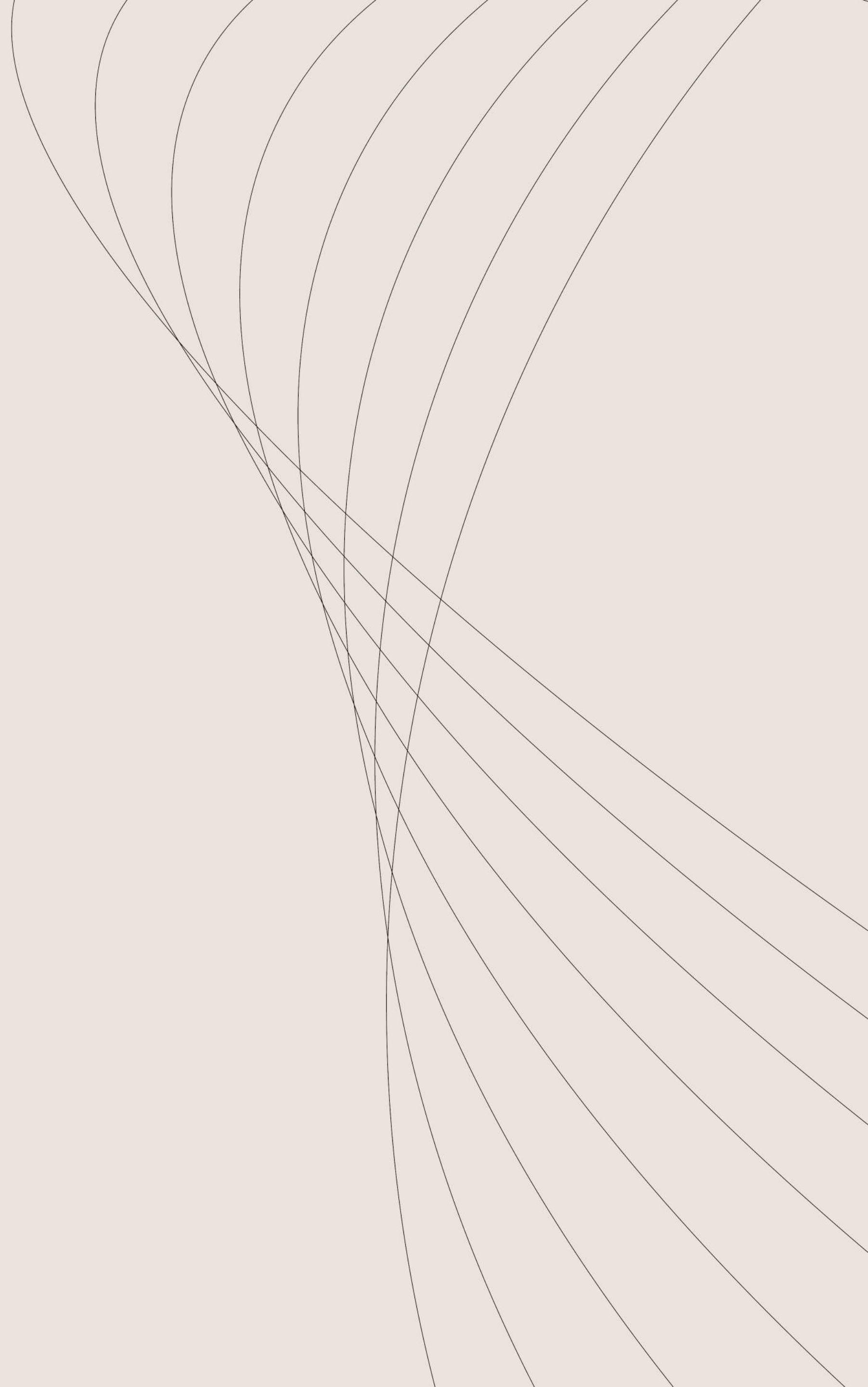


AKRA

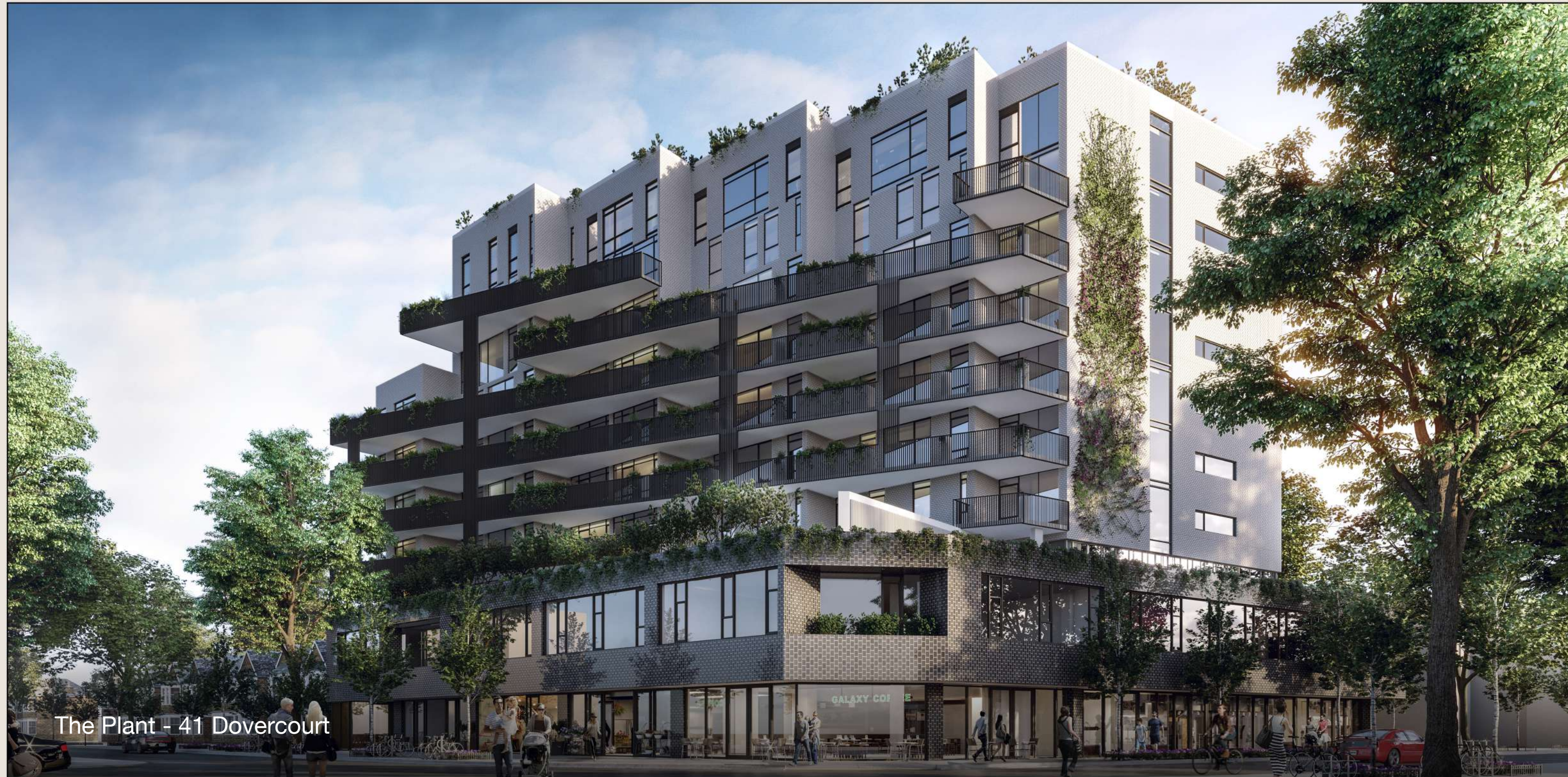
CUR
ATED
PROPERTIES

AUSTIN BIRCH

AB Platinum
Partner preview



Winner of the prestigious BILD Project of The Year award both in high-rise and low rise.



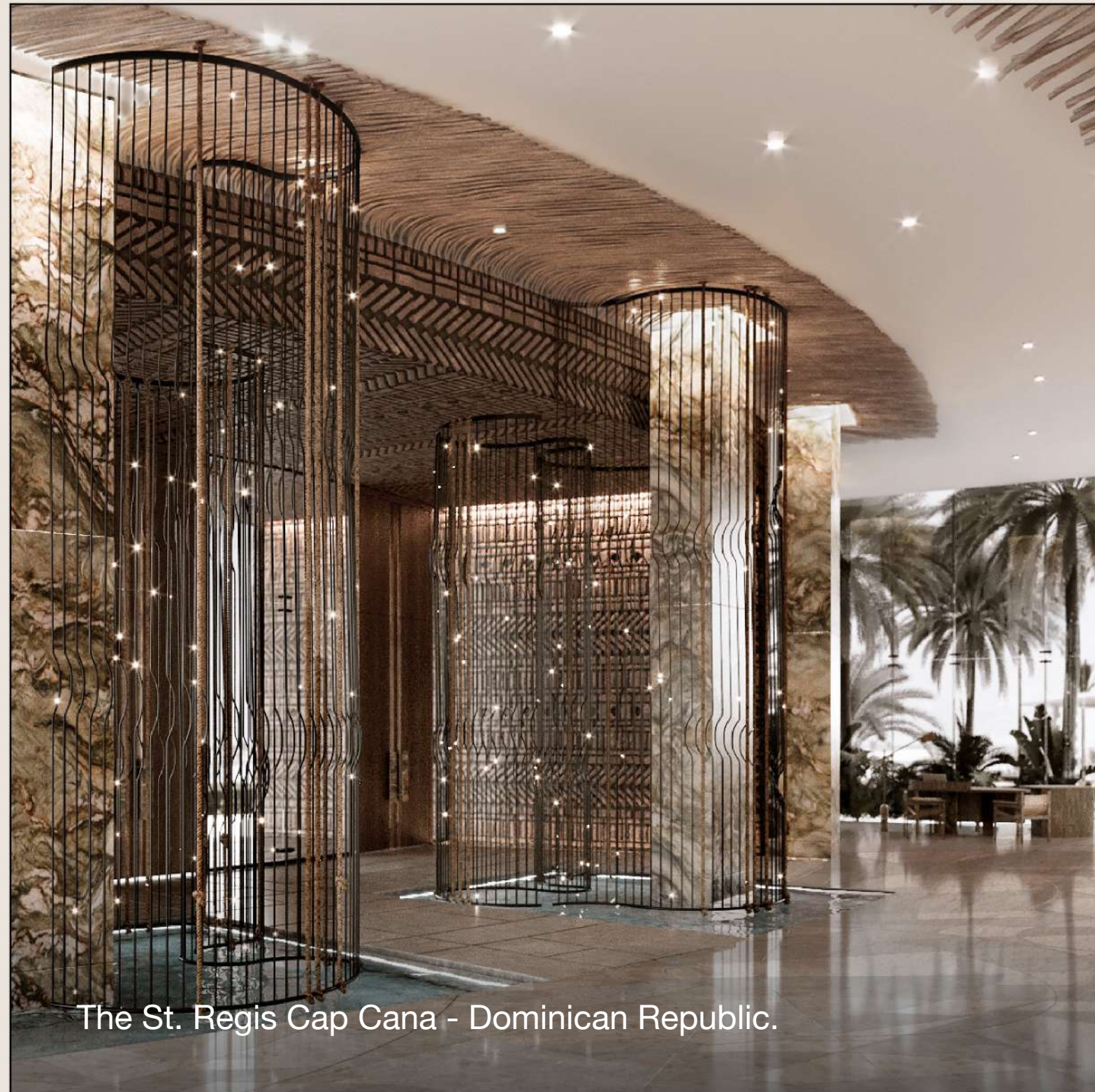
The Plant - 41 Dovercourt



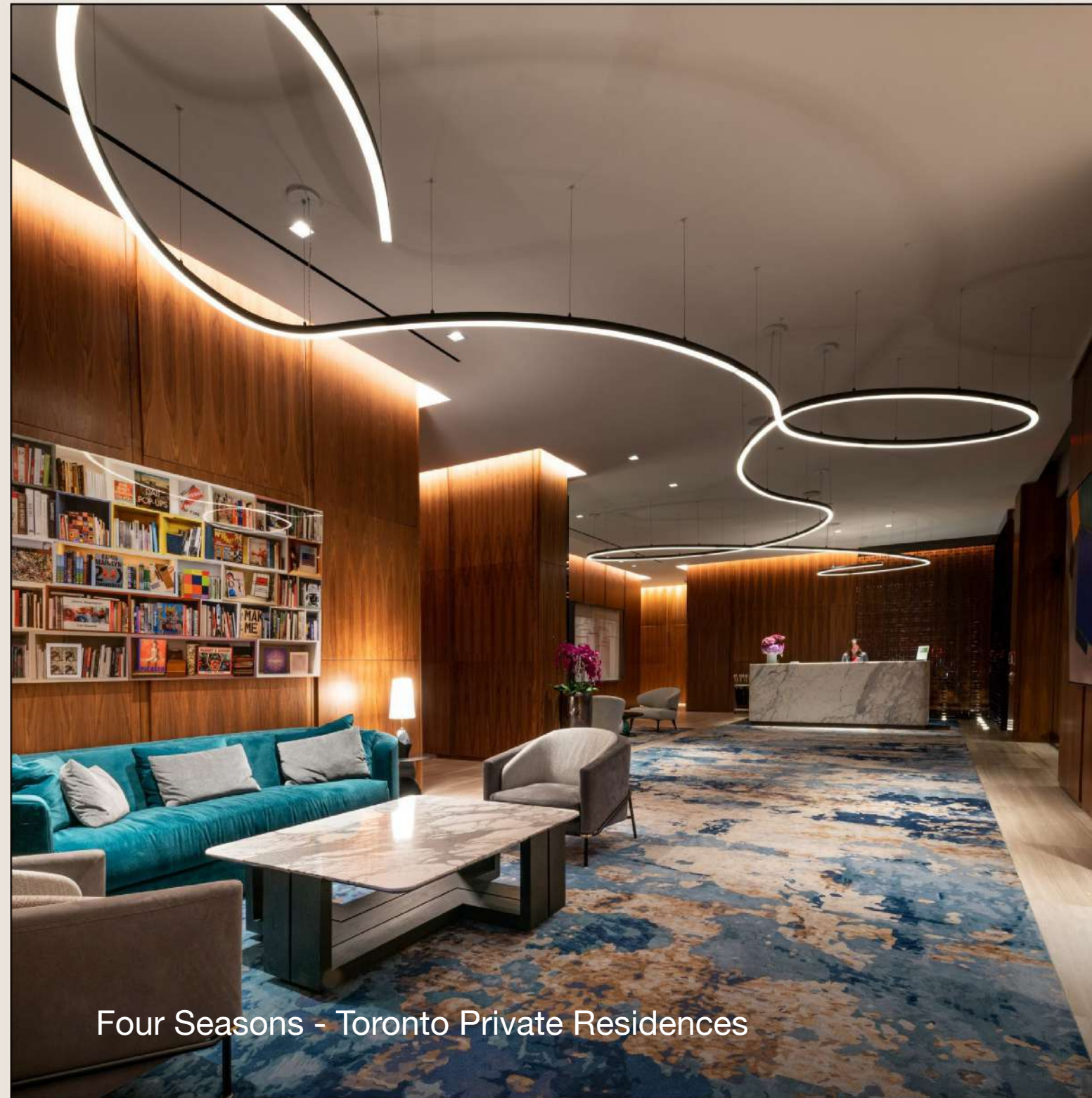
Edition Richmond - 850 Richmond St. W.

Interior Design

CHAPI CHAPO DESIGN



The St. Regis Cap Cana - Dominican Republic.



Four Seasons - Toronto Private Residences



The Ritz - Carlton, Mexico City.



Curtis Block - Calgary, Alberta

Architecture

RAW



Winter Starions - Toronto, Canada

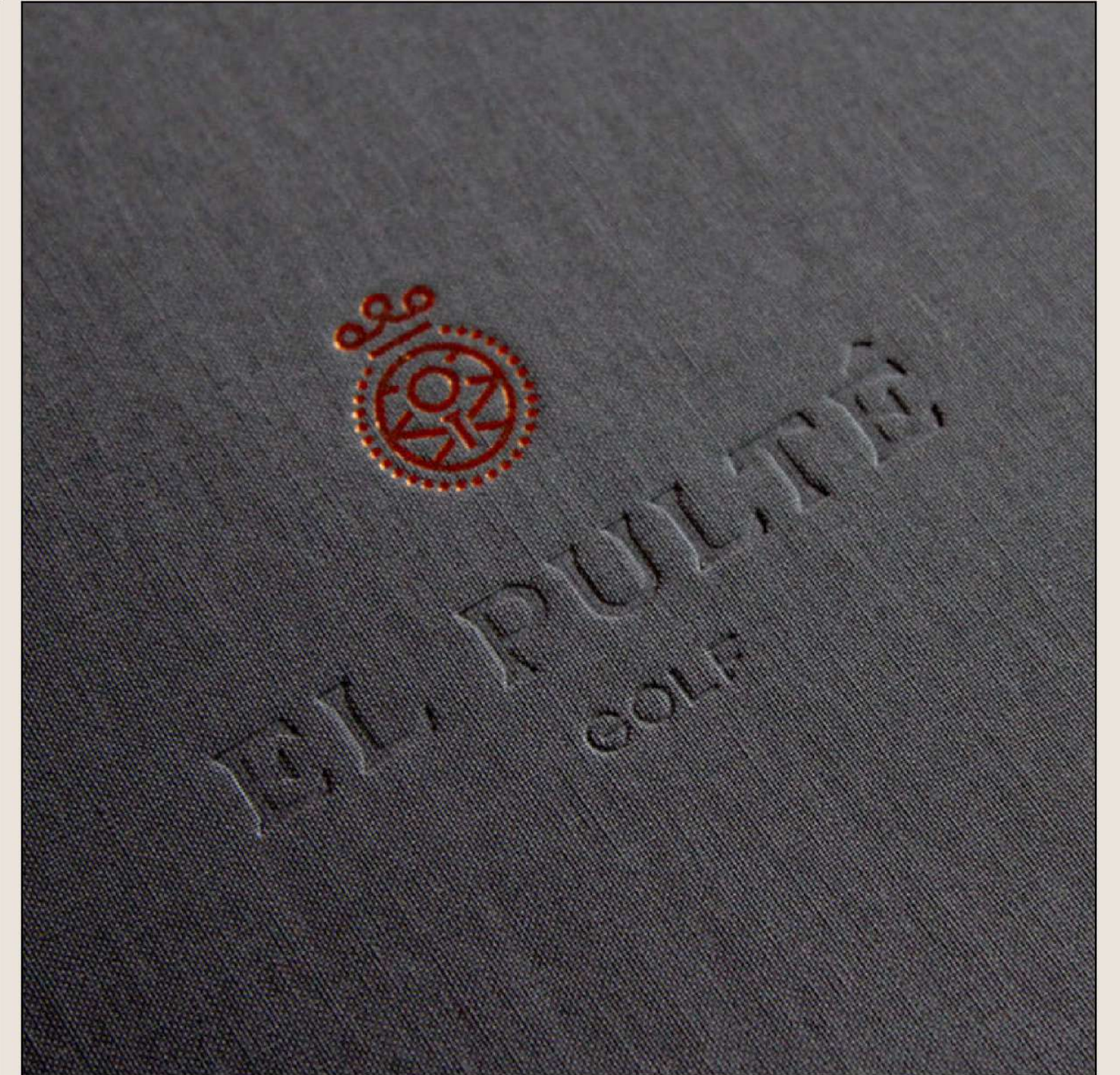
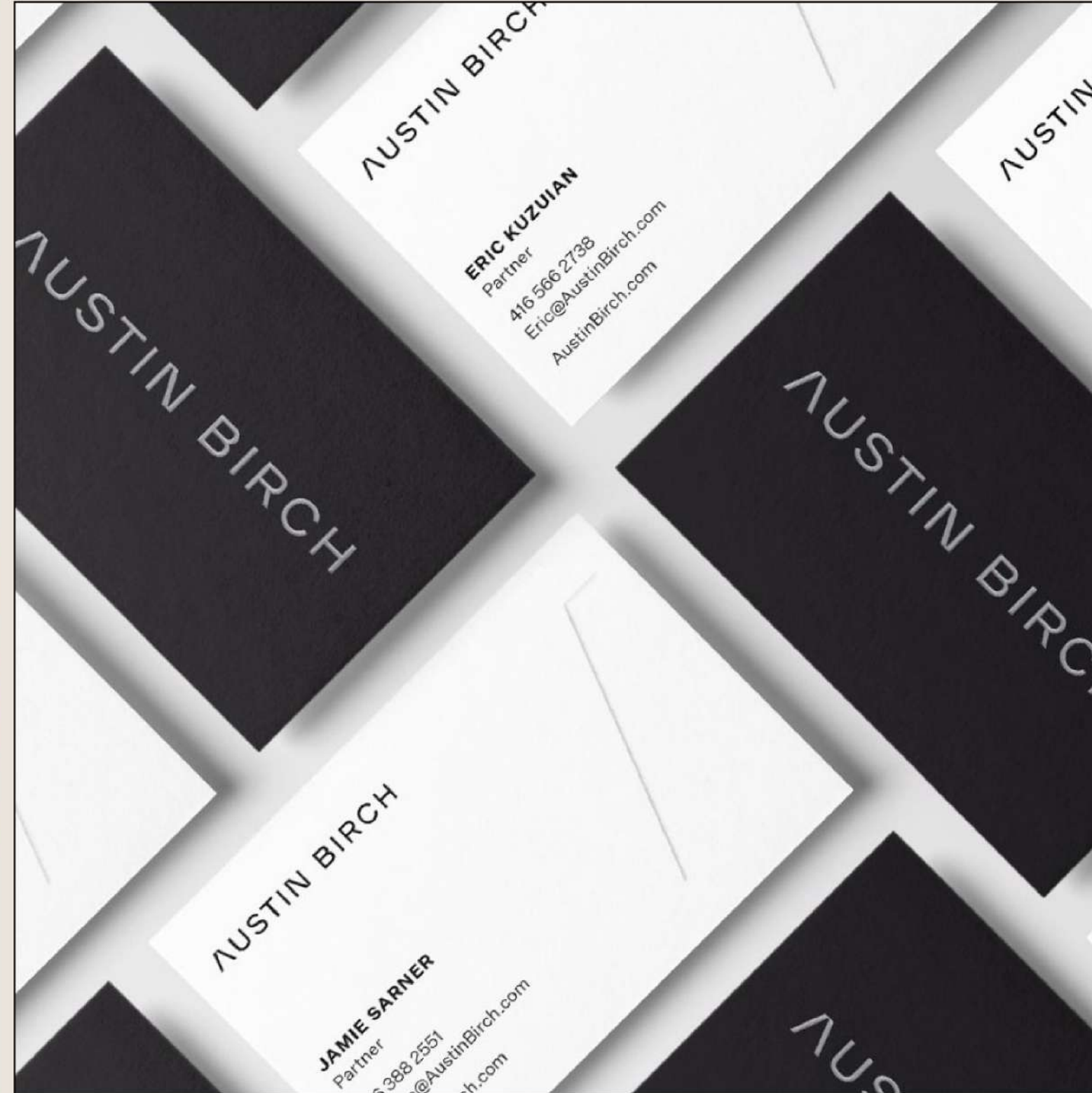


Bronskill Cottage - Halliburton, Ontario

Branding and Creative

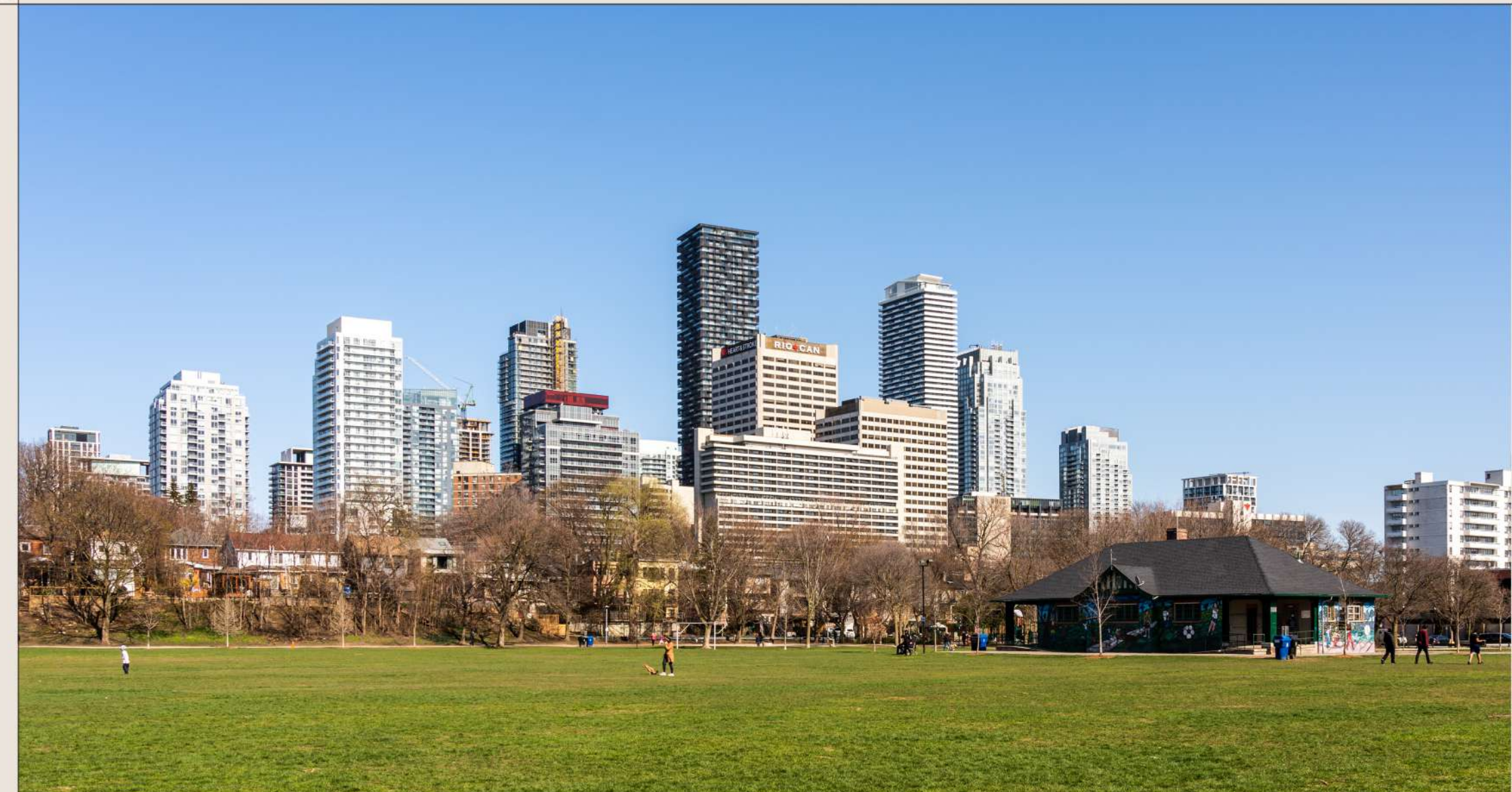
Conway+

New York City



YONGE & EGLINTON

The most important intersection in Toronto.



YONGE & EGLINTON

FRESH PRODUCE

Camden Meat Market
 Carload Fresh Produce
 Green Valley Produce
 Fresh Buy Market
 Best Season
 Summerhill Market

LARGE GROCERY

Farm Boy
 Stock T.C
 Whole Foods
 Loblaws

FOOD & DRINK

Cibo
 Byblos
 Piano Piano
 Pai
 La Carnita/La Latina
 Oretta
 Santouka Ramen
 Playa Cabana Bar Esquina
 Aloette
 Benny's BBQ

HEALTH & WELLNESS

Freshii
 Fresh
 F45
 Village Juicery
 Noahs
 Orangetheory Fitness
 Aesop
 Saje Natural Wellness
 Oxygen Fitness

ENTERTAINMENT

Cineplex
 LCBO
 Good Fortune Bar
 Bar Batavia
 North Toronto Memorial
 Community Centre (Ice Rink,
 Tennis Courts, Basketball Courts,
 Indoor Pool)

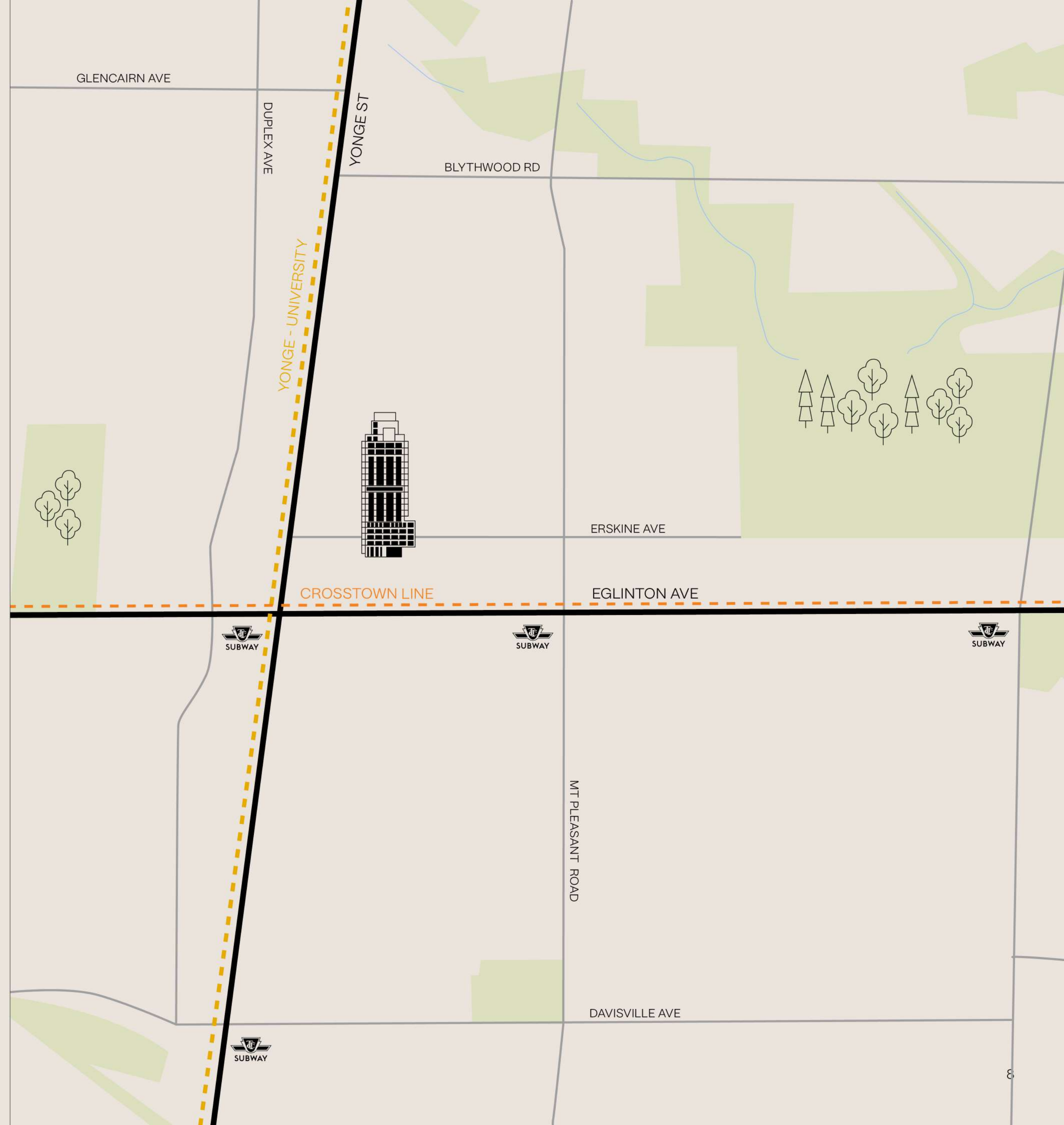
PARKS / GREENSPACE

Sherwood Park
 Eglinton Park
 Redpath Avenue Parkette
 Alexander Muir Memorial Gardens
 Blythwood Ravine
 The Beltline
 Sherwood Park Trail System

SCHOOLS

John Fischer Public School
 Northern Secondary School
 Saint Clement's
 Willowdale High School
 Eglinton Junior Public School
 Manor Montessori School
 Allenby Junior Public School
 Oriole Park Junior Public School
 Toronto Prep School
 Greenwood School
 Sunnybrook School
 Blyth Academy Lawrence Park

 Yonge - University
 Crosstown Line



YONGE & EGLINTON

WALK EVERYWHERE FROM
YOUR FRONT DOOR!

6 MINS
to Stock

7 MINS
to Yonge
Eglinton Centre

4 MINS
to North
Toronto

7 MINS
to Sherwood
Park

7 MINS
to Summerhill
Market

10 MINS
to Sporting
Life



THE FUTURE EPICENTRE OF DEVELOPMENT



YONGE AND EGLINTON

100,000 new residents
by 2051.



Illustrations are artists concept. E. & O. E.

EMBRACE THE INTENTIONAL

We believe that health and wellness begins at home. Life at Akra is thoughtful and nurturing, intentionally designed to enhance your life.



Illustrations are artists concept. E. & O.E.

FEATURES, AMENITIES, INTELLIGENCE

BUILDING HIGHLIGHTS

- 22 storeys.
- 200 beautifully designed suites each with outdoor balcony or terrace with optional gas lines.
- Double height lobby with concierge.
- State of the art parcel room
- Fitness studio.
- Yoga studio.
- Outdoor terrace with herb garden.
- Professionally landscaped zen garden.
- Ritual centre (spa).
- Curated Intelligence throughout building and in suite.
- 9ft smooth finish ceilings.
- Optional pantry, linen closet or island as per plan.
- Energy Recovery Ventilator
- HEPA/MERV filters



The Lobby

Illustrations are artists concept. E.& O.E.



The Zen Garden

Illustrations are artists concept. E. & O.E.







The Kitchen, Living, Dining.

Illustrations are artist's concept. E. & O.E.



The Bedroom

Illustrations are artists concept. E. & O.E.



The Bathroom

Illustrations are artists concept. E.& O.E.

AKRA

LIVING



RITUALS

Every aspect of our design addresses four pillars of wellness: health, fitness, sleep, and mindfulness. We believe these form the basis of a healthy lifestyle and allow you to create helpful rituals to promote your wellbeing.



- Mindful Selection
- Relaxing at Home
- Quality Sleep
- Crafting A Drink
- Preparing Food
- Skincare & Bathing
- Caring for Plants
- Time in Nature
- Movement
- Hot & Cold Plunge
- Building Community



Curated Intelligence offers numerous features, including:

- Hands-free entry
- Automated parcel delivery
- Smartphone access to your home

Inside the home, you can control the heating and cooling easily through a Smart One appliance discreetly located within the unit.



AKRA UNIT MIX

	Unit Mix	Size	Rental Performance (Q2)
Studios	16 %	408 - 452 sq.ft.	↗ 24.9%
1 Bed	26 %	475 - 537 sq.ft.	↗ 19.4%
1 + D	26 %	528 - 647 sq.ft.	↗ 19.3%
2 Bed	14 %	690 sq.ft.	↗ 15.4%
2 + D	5 %	874 - 948 sq.ft.	↗ 13.6%
3 Bed	13 %	921 - 1,482 sq. ft	↗ 12.9%

82% of the inventory is under 700 sq.ft. and are seeing the best rental demand and growth.

More than ever, purchasers and investors are looking for affordable units in the heart of Toronto.

RENTAL MARKET TO INCREASE ANOTHER 15% BY THE END OF THIS YEAR

Average Rent in the City of Toronto

Year	Price
2019	\$2,432
2020	\$2,176
2021	\$2,037
2022	\$2,806

Rental rates have experienced double-digit annual growth for the 10th straight month. This trend is likely to continue. Yonge and Eglinton has the lowest average days on market in Toronto for condos leased in Q2.

Source: Toronto Star, Urbanation

PRE-CON REAL ESTATE VS. STOCK MARKET

	Stock Market	Real Estate
Value of investment	\$100,000	\$500,000
Cost	\$100,000 (upfront)	\$100,000 (over 2-4 yrs)
Potential annual gain of 10%	\$10,000	\$50,000
Over 4 yrs (avg. pre-construction investment timeline)	\$46,000	\$200,000

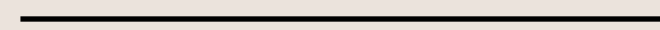
Get the full value of your real estate asset by providing only 15-20% deposits over an extended period of time and benefit from the gains on the total increased value of your real estate investment.

REAL ESTATE WILL **ALWAYS** BE THE SAFEST INVESTMENT.

REAL ESTATE WILL **ALWAYS** OUTLAST ANY ECONOMIC SET BACK.

4.2 Years

Avg. length of a condo
from initial investment to
registration (closing).



12-18 Months

Avg. length of a pandemic

9 Months

Avg. length of a recession

10 Months

Avg. length of a bear market

Pre-construction real estate is the perfect investment in today's market. Purchase the desired condo you want with minimal money down, and reap the rewards in 4 years when the market has recovered and your condo increases in value.

IMMIGRATION

Toronto is an anomaly; currently the fourth largest city in North America, and the fastest-growing city in all of North America.

	2019	2020-2021 (Pandemic)	% of Growth 2022-2030
Mexico City	35,000 (Mexico)	28,000	9.2%
New York	45,000 (NY State)	29,000	12.9%
Los Angeles	75,000 (California State)	54,000	6.4%
Toronto	59,000	99,000	30 %

Real estate demand and values will continue to increase year over year.

INEVITABLE GROWTH IN CONDO PRICES AT YONGE AND EGLINTON

Condo price growth is driven by the gap between house and condominium prices in an area.

GTA

Avg. condo price	\$711,000	\$369,000 gap
Avg. house price	\$1,080,000	

Downtown Toronto

Avg. condo price	\$720,000	\$980,000 gap
Avg. house price	\$1,700,000	

Yonge and Eglinton

Avg. condo price	\$720,000	\$1,680,000 gap
Avg. house price	\$2,400,000	

AKRA PLATINUM INCENTIVES

Extended Deposit Structure Only 10% in the First Year!

5 % in 30 days
2.5% in 90 days
2.5% in 120 days
2.5% in 370 days
2.5% in 540 days
5 % on occupancy

\$0 Assignment Fee

Legal Fees Applicable.

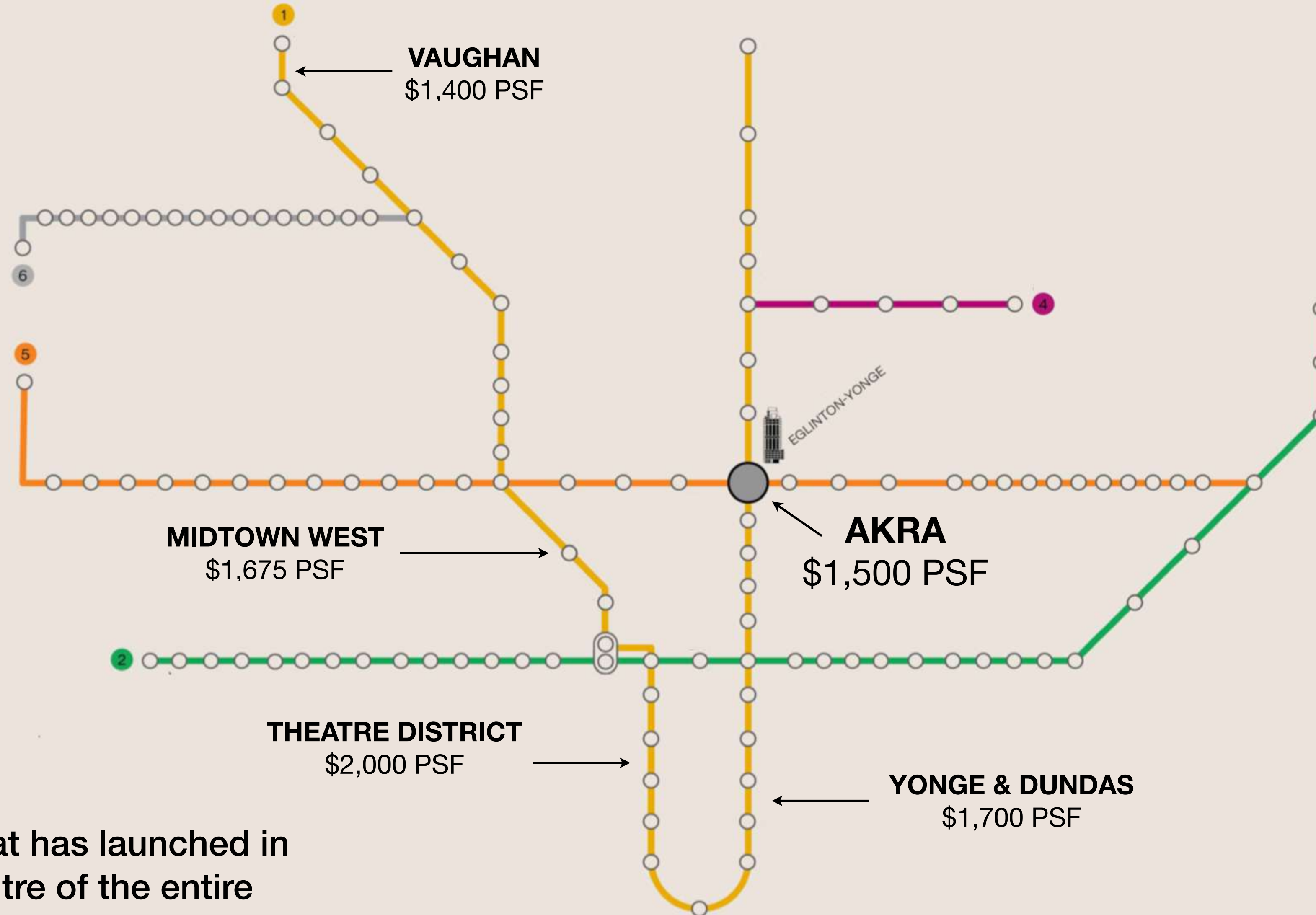
Right to Lease

During Interim Occupancy.

Hard Cap on Development Charges

(Free of Future Increases)

RECENT LAUNCH PRICES IN THE GTA



AKRA - The best value that has launched in Toronto, and at the epicentre of the entire GTA's transit system!

SALES CENTRE

Immediately following the launch, we are available around the clock to host you and your clients.

90 Eglinton Ave W.



THANK YOU

AKRA

CUR
ATED
PROPERTIES

AUSTIN BIRCH

