

thirty six zorra



INVESTOR BROCHURE



Brokers protected. Illustrations are artist's concept. Specifications are subject to change without notice. E. & O. E.

discover vibrant condominium living

36 storeys of colourful condominium living in the heart of Toronto's Etobicoke neighbourhood.

Introducing **thirty six zorra**, a splash of colour coming soon to Toronto's Queensway.



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building facts

36 Zorra Street
in Toronto's Etobicoke neighbourhood

36 storeys
includes mechanical penthouse

459
suites

9,500+ sq. ft.
of indoor and outdoor amenity space

Seventh Floor Indoor Amenity:

- social club/co-working space
- TV lounge
- dining room
- demo kitchen
- on-site park
- rec room/games room
- kids club
- hobby room
- guest suites

Seventh Floor Outdoor Amenity:

- rooftop pool
- comfortable sun loungers
- cabanas
- fire pits
- lounge seating
- kids club
- BBQ dining area
- pet run

Ground Floor Indoor Amenity:

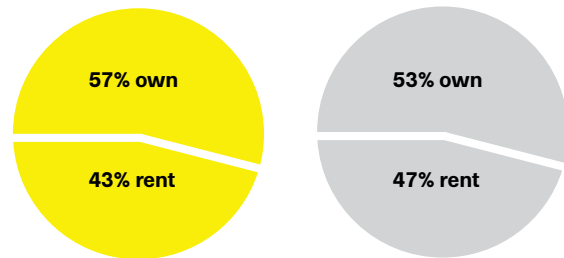
- lobby with dedicated seating areas and 24/7 concierge
- gym with weight area
- boxing/yoga studio
- dry sauna
- pet wash area

Get Your Colour On

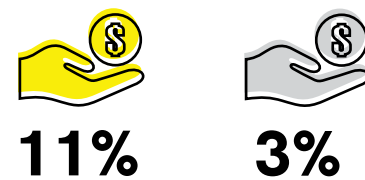
live life larger at thirty six zorra

At thirty six zorra, live life larger with approximately **36%** more living space** than downtown.

Rent vs. own**

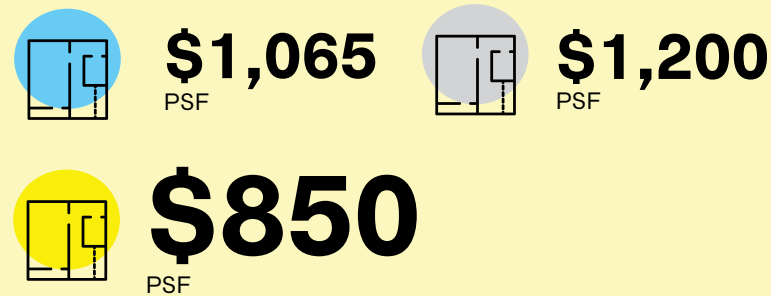


Total yearly rental return**



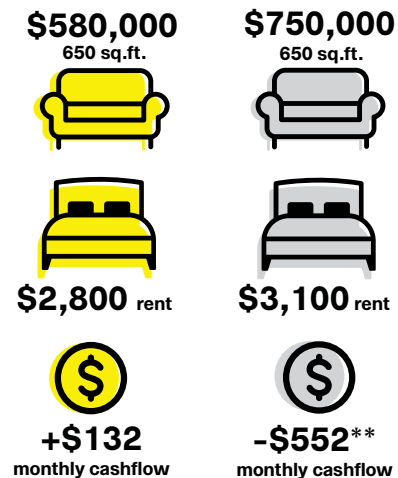
Price per square foot (PSF)

41% lower PSF than downtown core

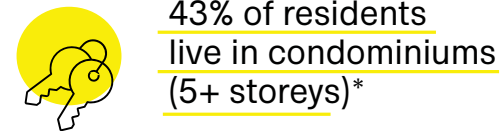
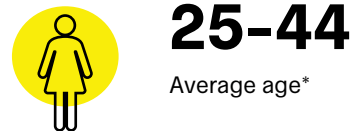


Get more square feet while still living in the 416

- ETOBICOKE
- DOWNTOWN
- ETOBICOKE WATERFRONT

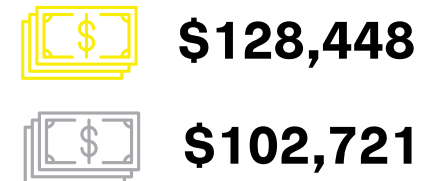


ETOBICOKE - LAKESHORE NEIGHBOURHOOD STATS

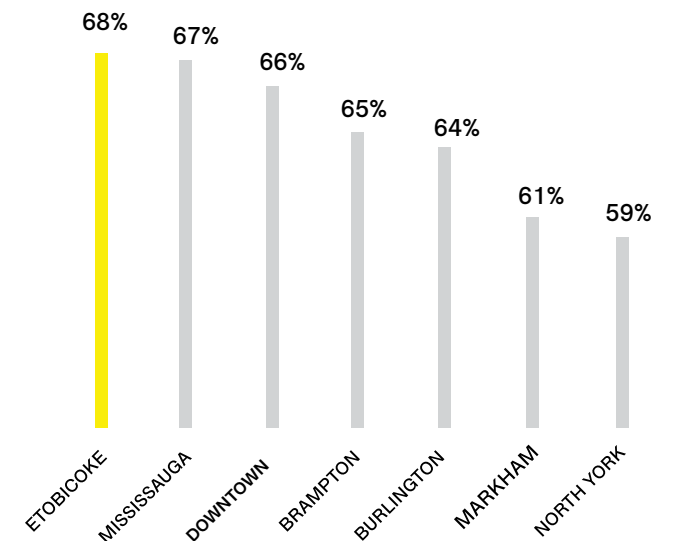


Current pre-construction inventory around thirty six zorra is **89% SOLD**

Average Household Income*



RESALE CONDO SALES-TO-LISTING RATIO BY NEIGHBOURHOOD IN THE GTA

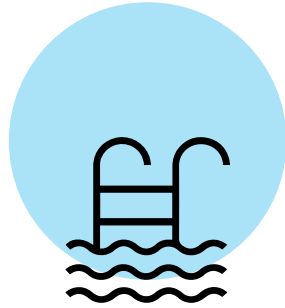


*City consensus profile, Ward 3 | Etobicoke-Lakeshore.

**No representations are made with respect to the actual numbers achieved.

† Urbanation Q1 sales listing ratio

Project Highlights



Outdoor amenity spaces including rooftop pool with comfortable sun loungers and cabanas.



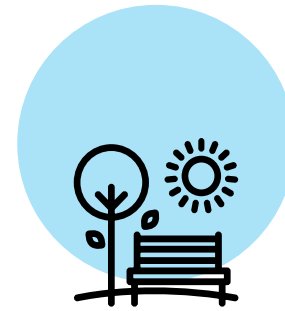
BBQ dining area with lounge seating and fire pits.



Lobby with dedicated seating areas and 24/7 concierge.



Gym with weight area.

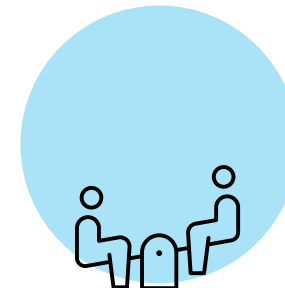
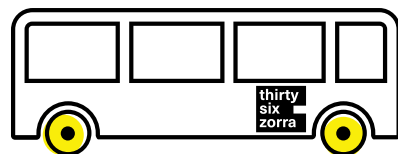


Charming outdoor spaces and on-site park.

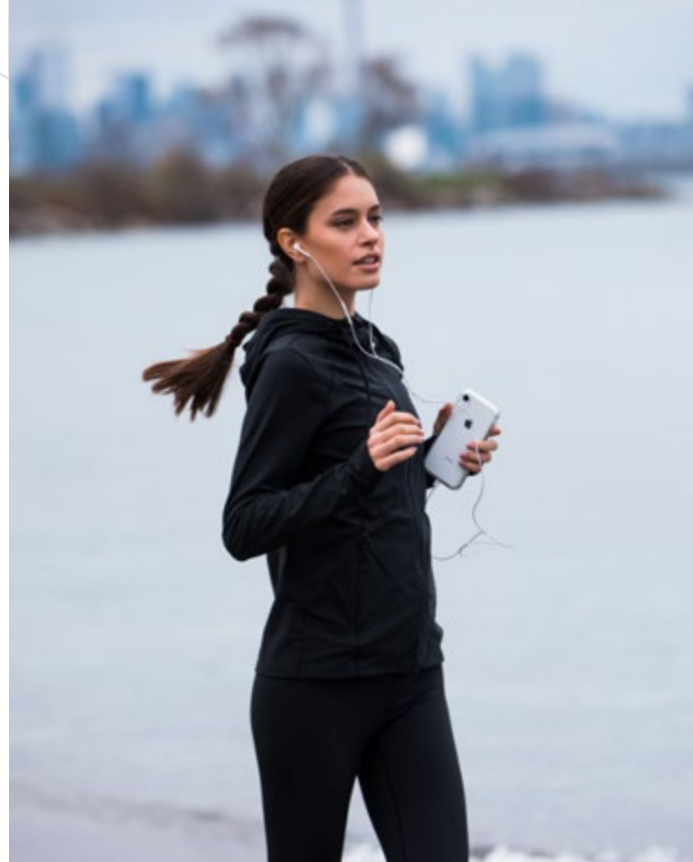


From studio to one, two, and three bedroom suites.

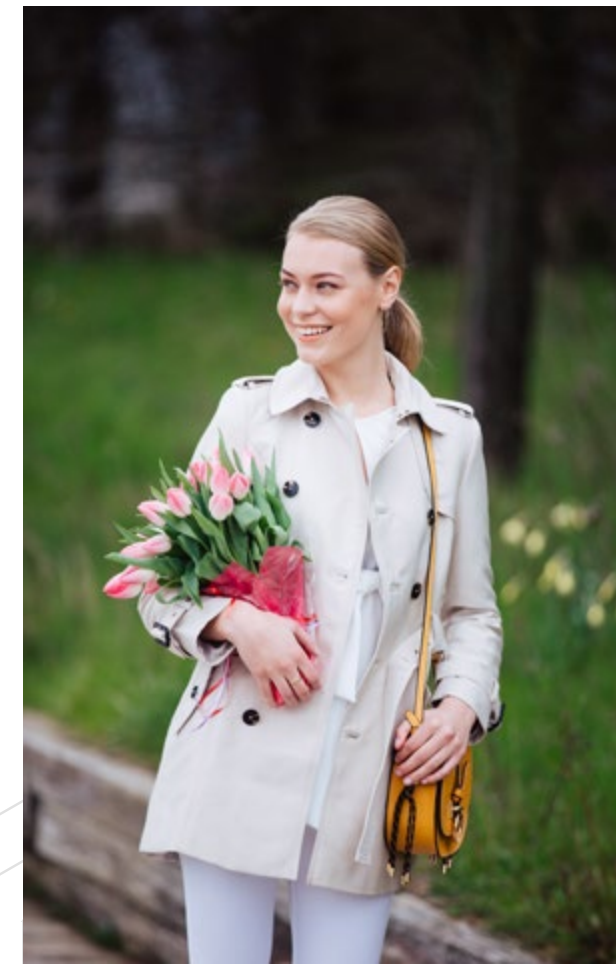
Direct shuttle service to Kipling Station exclusive to all residents.



Dynamic indoor and outdoor child-friendly spaces includes kids club and hobby room.



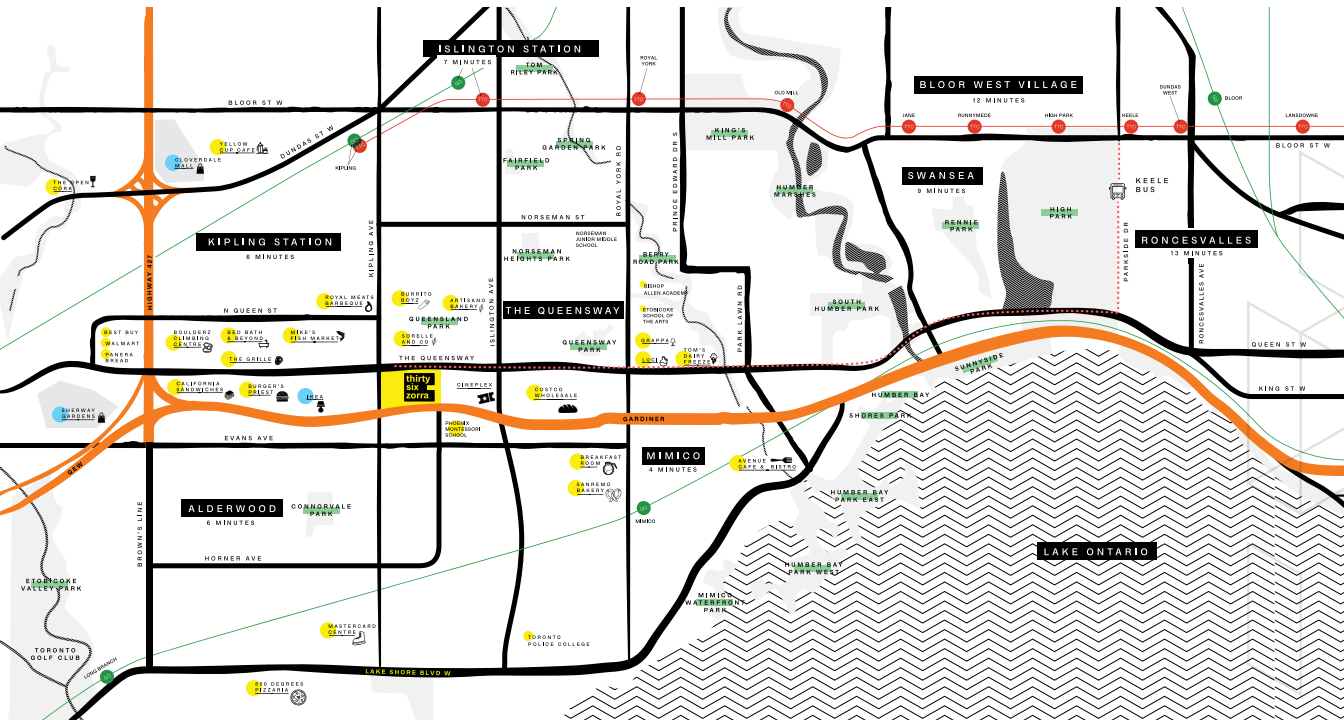
The GTA is the fastest growing region in Ontario, with population growth of over 100,000 new residents each year.



the Queensway is Etobicoke's next big hit

Here are just a few of the reasons this area is slated for substantial development in the next decade.

- Shopping destination
- Area amenities
- Local highways
- Parks and greenspaces



Connection to 3 main highways (QEW, 427, and Gardiner) within 3 minutes.



10-minute drive to Lakeshore and Humber Bay.



10-minute drive to Pearson International Airport and 15-minute drive to Billy Bishop Airport.



Direct shuttle service to Kipling Station exclusive to all residents.



7 minutes to Islington Station and 6 minutes to Kipling Station.



Minutes to retail, entertainment, restaurants, Sherway Gardens Mall, cafés, and more.



Parks, greenspaces, and nearby trails at your doorstep.



Close proximity to top-rated public and private schools.

Drive to downtown Toronto in 15 minutes



Get to Union Station in 17 minutes via the GO Train.



*Map is artist's concept

Long Live The Queensway



Thirty Six Zorra



**Proposed
Future
Retail**



**Proposed
Future Road**



**Proposed
Future
Development**



**Proposed
Future
Park**

Brokers protected. Illustrations & Map are artist's concept. Specifications are subject to change without notice. E. & O.E. Information accurate at time of press. No representation is made to future proposed residential and retail. Information available on: www.toronto.ca





DEVELOPER

As a full service development firm, Altree provides unmatched insight and expertise throughout the full spectrum of development. Led by third-generation developer Zev Mandelbaum, Altree consistently goes above and beyond expectations, enhancing neighbourhoods and connecting communities.

A visionary for creating dynamic residences, Altree has brought thousands of units to market across the GTA. Built with integrity, Altree continues to create unparalleled and iconic projects that branch out from the ordinary.



ARCHITECTS

Our creative vision is to design structures of memorable modern forms that satisfy programmatic needs. We are passionately committed to innovative thinking and advancing the evolution of design. Our design principals are founded in using materials that complemented the urban and natural environment to produce sustainable settings for those who live, work, and play in the space we create. Our ultimate satisfaction comes in seeing our buildings embraced by their owners, occupants and local community.



INTERIOR DESIGN

U31 is an award-winning interior architecture and design studio led by creative principals, Kelly Cray, Neil Jonsohn and financial principal, Nancy Dyson. The firm focuses on diverse commercial, residential, and hospitality projects for clients across the globe, including luxury homes and large scale mixed-use developments. With over twenty years of industry experience, U31 continuously challenges convention, while seeking to satisfy clients' needs and rise above expectations.



MARKETING

Gladstone Media is a boutique creative advertising and multimedia production agency based in Toronto. The agency provides strategic marketing solutions that are meaningful and effective, helping brands to stand out and connect with their audiences. Gladstone Media's dynamic team provides unique insights and diverse skillsets in the areas of strategy and planning, design and production, digital and social, and targeted marketing communications.



DEVELOPER

EllisDon Capital, a member of the EllisDon family of companies, is a leading developer, investor, and asset manager of infrastructure and real estate projects. With over \$2 billion in residential projects across 24 towers currently underway, EllisDon Capital provides integrated plans that deliver and manage both private and public assets.

EllisDon Capital has honed its capabilities to deliver leading expertise and best in class buildings. Backed by the power of EllisDon, EllisDon Capital is recognized as Canada's premier high-rise residential builder.



SALES

Milborne Real Estate Inc. has been responsible for the marketing and sales of over 725 developments worth \$30 billion. With more than 43 years of experience, Hunter Milborne is well-known for his entrepreneurial style, creative problem solving and innovative market penetration strategies. He has firmly established Milborne Real Estate as the dominant force in Canadian condominium marketing.



CONSULTING

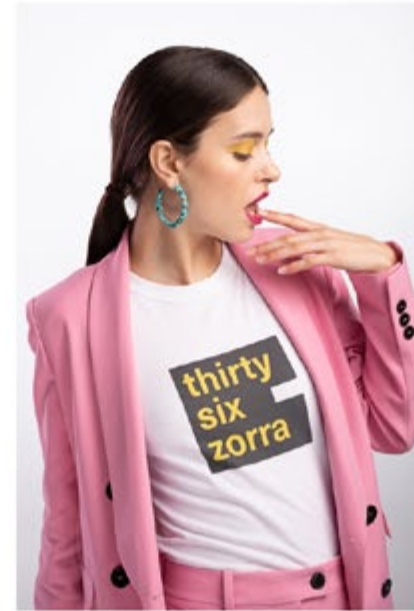
Hirsch + Associates comprehensive experience in Toronto's real estate market has accounted for the successful sales and marketing of over 25 condominium project launches worth over \$3 billion in sales and counting. At Hirsch + Associates, Cara Hirsch brings over a decade of real estate experience. Cara's team operates on the values of agility, organization, and teamwork. In her years of strategic planning, Cara has earned a reputation for providing consistent and robust sales programs that work.

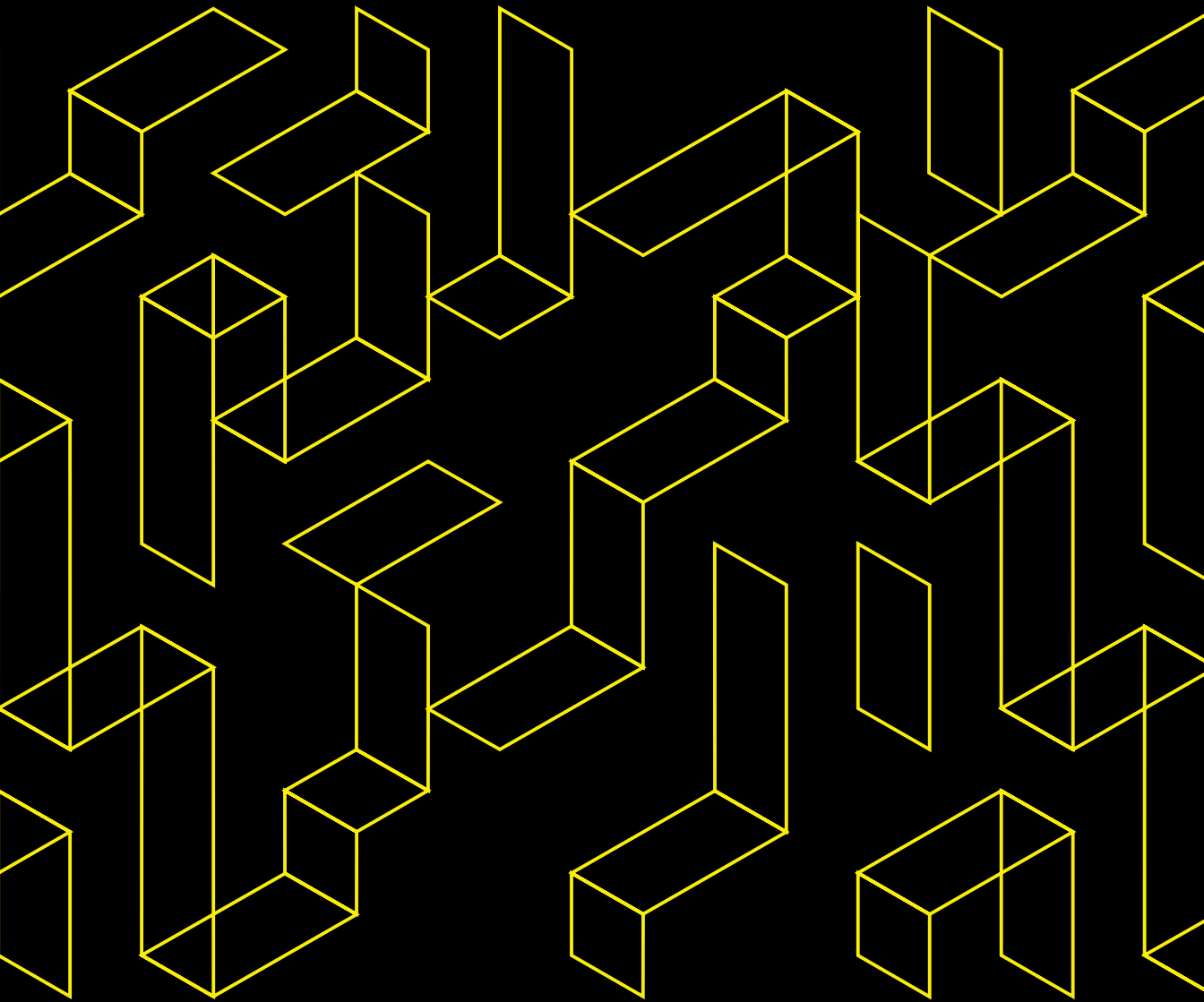


CONSULTING

Linda is a marketing expert in the Toronto condo development industry with four decades of experience launching over 70 condo buildings in North America. Linda directs her clients and their architects with the optimal mix of suite types, sizes and layouts. In addition, Linda will provide guidance as to the right suite features and building amenities.

Linda's experience allows her to set the sales team in motion to ensure a smooth transition for a successful building launch.





ALTREE



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