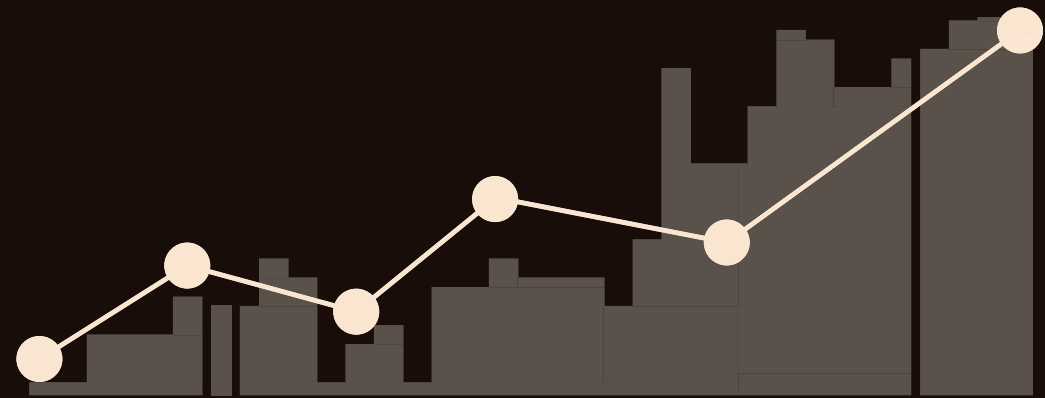


XO2

CONDOS AT KING & DUFFERIN

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416.668.4959





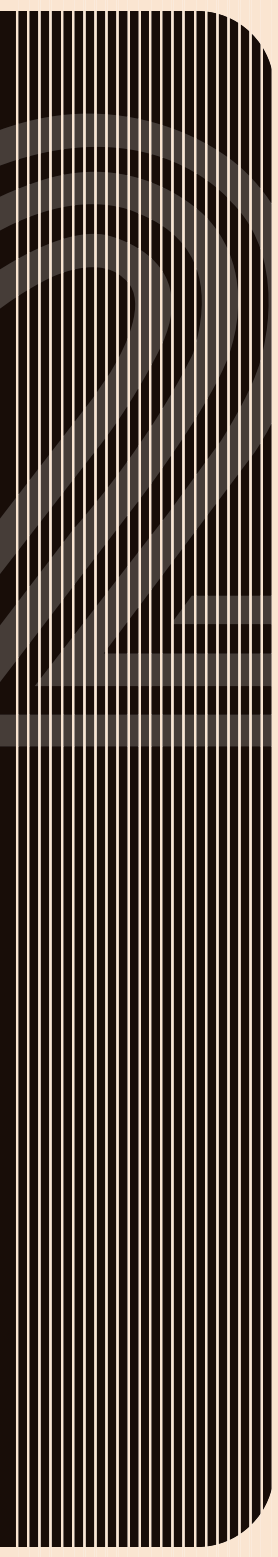
MARKET UPDATE

2021 IN SUMMARY

- By March of 2021, new construction condo sales posted the second-highest March for condo sales since 2000
- April saw new condo sales being the highest since 2000
- May, sales were 10% above the 10-year average
- June, Sales were 13% above the 10-year average.
- July, slowed slightly in line with the historical average
- August highest number of new condos sold in August on record, up 35% over August 2020 and 129% above the 10-year average



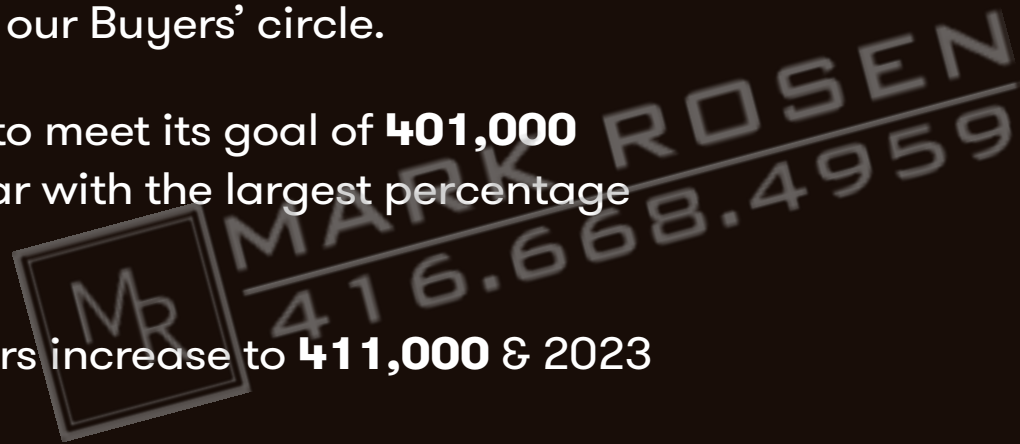
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IMMIGRATION



- Immigration plays a huge part in our Buyers' circle.
- Canada is comfortably on track to meet its goal of **401,000** new permanent residents this year with the largest percentage landing in Toronto
- 2021 will see Immigration numbers increase to **411,000** & 2023 will increase to **421,000**
- In fact with Ontario's population growing rapidly our province will need about 1 million new homes over the next 10 years.
- We should encourage our buyers to get into the market now.



THE RENTAL MARKET HAS REBOUNDED!

- The Rental Market is picking up the pace and is now comfortably back at pre covid levels.
- World class, top ranked school in TO have brought back waves of international students resulting in rental bidding wars throughout the city.
- StatsCan is projecting over 1 million international students in **2022. 49%** are at the University level and will need Rental accommodation.

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STRONG RENTALS FOR XO2

- MLS rental rate in the King and Dufferin area is \$3.86 per sq. ft.
- The average days on the market is only 12 days.
- Over 50% of households in the king west neighbourhood are renters.



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WHAT IS EXPECTED IN 2022

- 2022 will see **demand exceed supply** and prices will have nowhere to go but up
- Increase immigration and the return of almost 1 million international students to our world class educational facilities will contribute to the increase in demand
- Our construction industry is not able to build enough housing stock to meet the increased demand.
- Ontario needs to add 1 million new homes approximately 100,000 homes per year to keep up with population growth. At the current rate of construction Ontario is already short of approximately 70,000 new homes.

INCLUSIONARY ZONING

- Proposed Residential
- Approved Residential
- Residential Under Construction
- Proposed Commercial
- Commercial under Construction





Tarion-approved builder with over 30 years of experience in creating thriving residential and commercial communities

Built 20+ projects with over 7,000 homes in Toronto



With more than 50 years of successful operations in real estate development and property management, Pinedale Properties has established itself as a leader in the Toronto business community.

LIFETIME PAST PROJECTS

BISHA HOTEL & RESIDENCES



INDX



XO CONDOS



KARMA



LIBERTY MARKET TOWER



THE BOND



OSCAR



PANDA



**OCCUPANCY
COMMENCING 2023**

**98%
SOLD**

MR MARK
416.622.4321





CONDOS AT KING & DUFFERIN

1182 KING STREET WEST

19 storeys

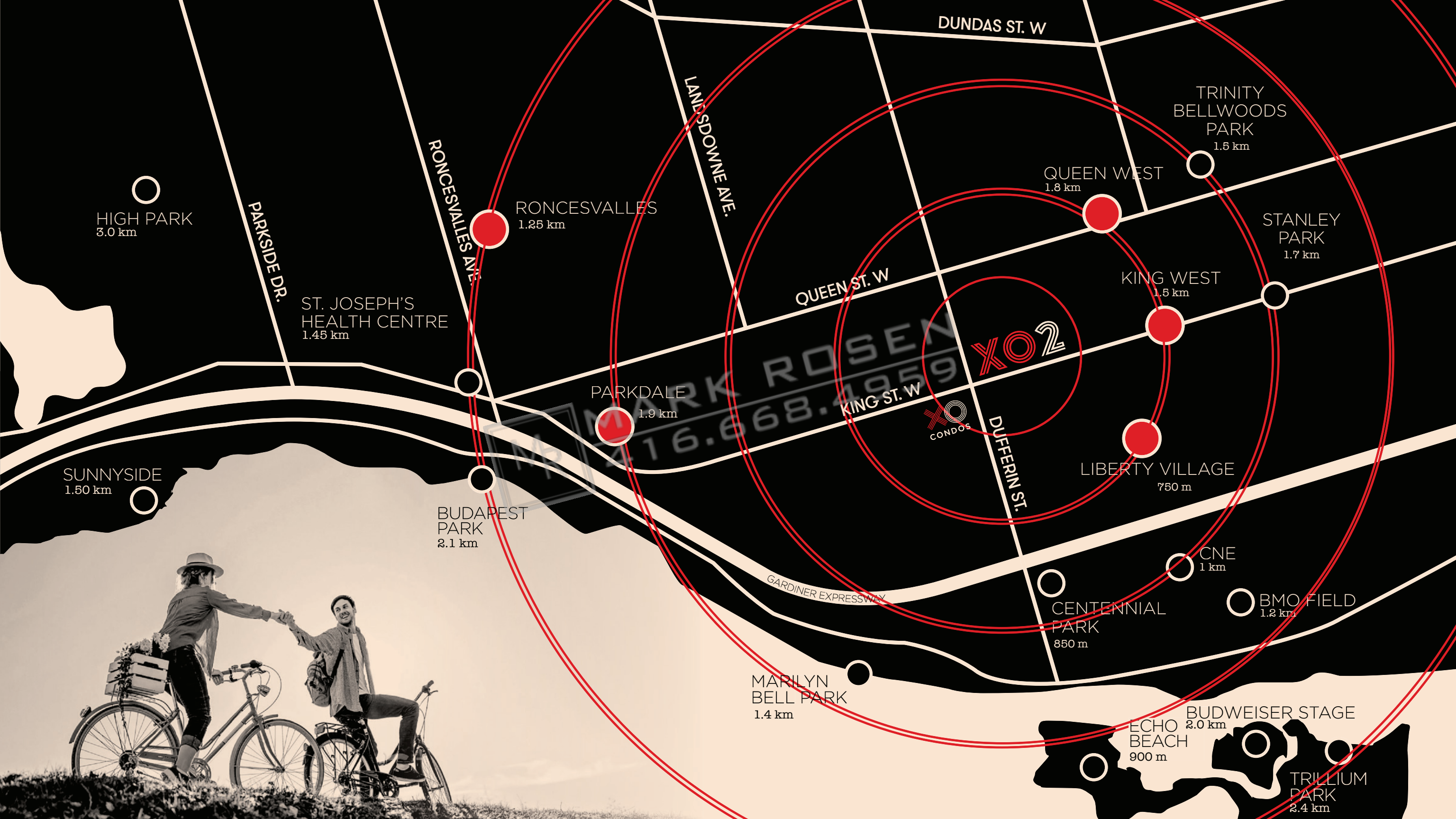
410 units

COMING JANUARY 2022





Located just minutes from the bustling Waterfront and Liberty Village



HIGH PARK
3.0 km

ST. JOSEPH'S
HEALTH CENTRE
1.45 km

SUNNYSIDE
1.50 km

BUDAPEST
PARK
2.1 km

MARILYN
BELL PARK
1.4 km

ECHO
BEACH
900 m

BUDWEISER STAGE
2.0 km

TRILLIUM
PARK
2.4 km

RONCESVALLES
1.25 km

PARKDALE
1.9 km

GARDINER EXPRESSWAY

DUNDAS ST. W

L'AMERSONNE AVE.

QUEEN ST. W

KING ST. W

DUFFERIN ST.

QUEEN WEST
1.8 km

KING WEST
1.5 km

LIBERTY VILLAGE
750 m

CENTENNIAL
PARK
850 m

CNE
1 km

BMO FIELD
1.2 km

TRINITY
BELLWOODS
PARK
1.5 km

STANLEY
PARK
1.7 km

XO2

CONDOS



Residents will enjoy a 20,000SF park directly across the street

THE NEIGHBOURHOOD



KING WEST //
PARKS, GLITZ & PATIO-CENTRAL

QUEEN WEST //
FASHIONABLE, ENTERTAINING & ART-INSPIRED



LIBERTY VILLAGE //
URBAN, INDUSTRIAL & HISTORICALLY HIP

PARKDALE //
ECLECTIC, AUTHENTIC & CULTURE-INFUSED



RONCESVALLES
XO2

QUEEN ST W
XO2

RONCESVALLES AVE.

SHANGRILA TIBETAN & ASIAN CUISINE

GROCERY COFFEE

KITTEN AND THE BEAR

THE SHAMEFUL TIKI ROOM

NOT YOUR MOTHER

DOOMIE'S

CHANTECLER

VEGANDALE BREWERY

GRAND ELECTRIC

GUU IZAKAYA

COPENHAGEN VEGAN CAFÉ & BAKERY

THE PARKDALE DRINK

CADILLAC LOUNGE

PUBLIC BUTTER VINTAGE

PARKDALE AMPITHEATRE

CRAIG'S COOKIES

GLORY HOLE DOUGHNUTS

TORONTO DESIGNERS MARKET

QUEEN WEST ANTIQUE CENTRE

WEST END COMICS

THE MEZZ

GALLERY 1313

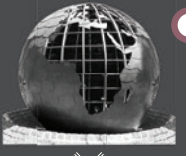
MISS THING'S

STONES PLACE

PRETTYUGLY BAR

THE RHINO BAR & GRILL

TORONTO PUBLIC LIBRARY



PARKDALE
XO2

NORTHERN CONTEMPORARY GALLERY

FRESHCO. GROCERY

GLADSTONE HOTEL

DANDYLION

CONVENIENCE BAR

THE DRAKE HOTEL

HELLO 123

THE GOOD SON

QUEEN ST. WEST

THE GREAT HALL EVENTS VENUE

LEVETTO

BACCHANAL

XO2

KING ST W
XO2

HARRY'S CHARBROILED DINING LOUNGE

THE ABBOTT

XO
CONDOS

LOUIE CRAFT COFFEE

CAFFINO

SCHOOL RESTAURANT

ALLAN A. LAMPORT STADIUM

WEST ELM

BARCELONA TAVERN

ORGANIC ORANGE

MILDRED'S TEMPLE KITCHEN

BALZAC'S

LCBO




METRO GROCERY

EAST LIBERTY ST.

NATIONAL EXHIBITION PLACE

LIBERTY MARKET BUILDING

RICOH COLISEUM

LIBERTY VILLAGE
XO2

AREA AMENITIES



CONDOS AT KING & DUFFERIN



TRANSIT
100

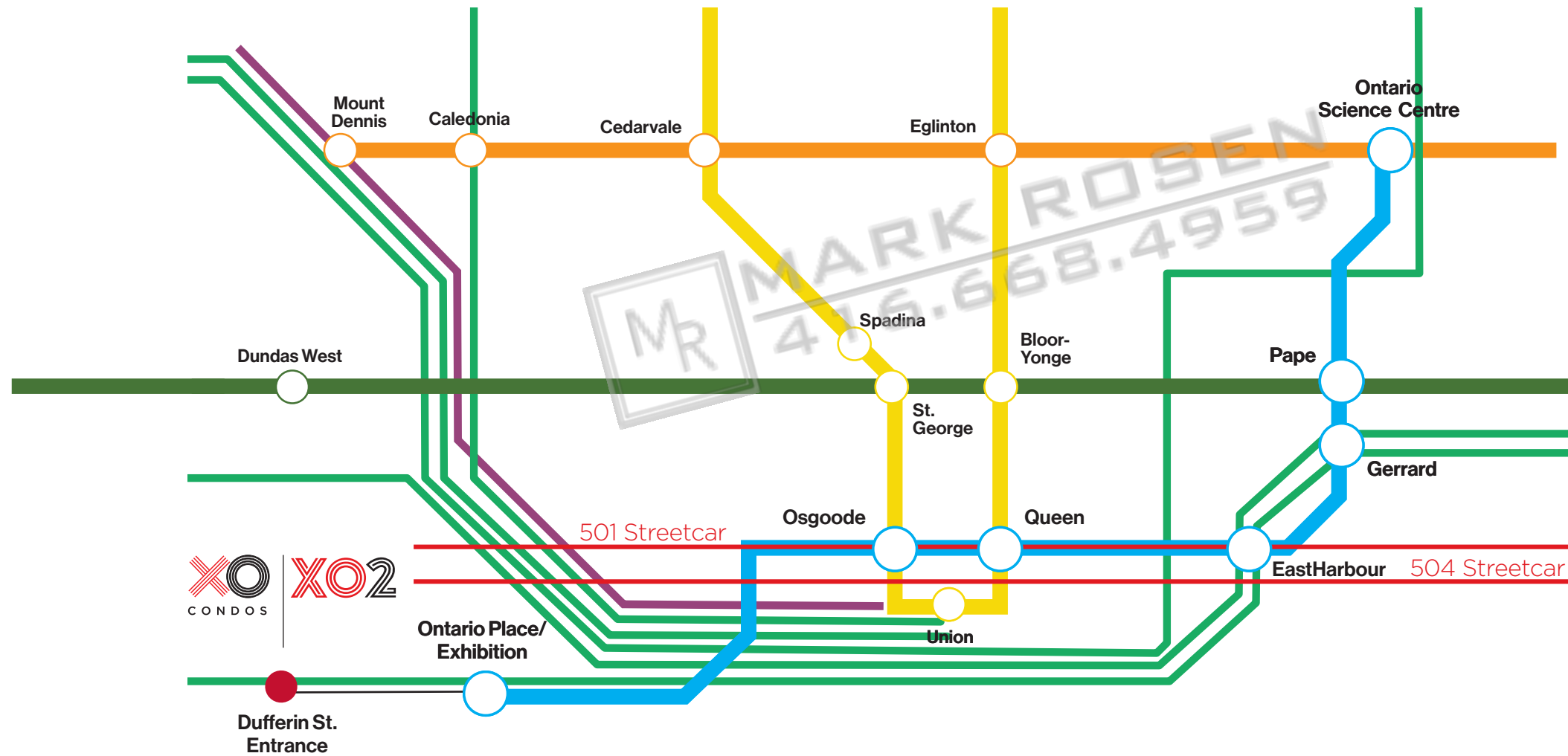


WALK
96

MR MARK ROSEN
416.668.4959



NEW TRANSIT HUB



**RYERSON
UNIVERSITY**
30 MINUTES
BY TRANSIT

**UNIVERSITY
OF TORONTO**
30 MINUTES
BY TRANSIT

OCAD
30 MINUTES
BY TRANSIT

- Line 1 Yonge-University
- Line 2 Bloor-Danforth
- Ontario Line
- Eglinton Crosstown LRT
- Smart Track
- GO Train

CLEAR

LIFETIME DEVELOPMENTS
IS PROUD TO BE A STRATEGIC
PARTNER OF CLEAR INC.,

A TORONTO-BASED LEADER IN WATER AND
AIR FILTRATION TECHNOLOGY, WITH AN AIM
TO ELEVATE THE MEANING OF HEALTHY LIVING
BY IMPROVING THE QUALITY OF INDOOR AIR
AND WATER.

Clear Inc. technologies work to combat against Sick Building Syndrome, Building Related Illness, Waterborne Disease Outbreak and Last Mile Effect. At XO2, feel safe knowing you've arrived home to a clean environment — all shared amenities spaces, including elevators, will be outfitted with top-of-the-line air and water filtration technology.

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AIR SYSTEM

- The world's smartest air purification technology purified, cleanses and disinfects indoor air while monitoring its quality in real time
- Patented, EPA-approved Sterionizer and Ray Filter combined with UVC LEDs target and disinfect indoor air from bacteria, viruses, fungus, mould and odours
- Four levels of purification to remove particulate, microbiological chemical contaminants and odours, in addition to standard smoke and CO2 alarm functions
- The Sterionizer™ uses patented bipolar ionization technology, generating positive and negative ions as found in nature. EPA and CSA Approved, this machine is designed to kill 97.9% of viruses, particularly those larger than 0.03µ

WATER SYSTEM

- The Hyrdo-Optic™ UV Water System is a centralized, chemical-free method to treat building water that is designed to kill 99.99% of viruses and bacteria, resulting in pharmaceutical grade, microbiologically pure water without the use of chemicals
- The unique Total Internal Reflection™ technology maximizes the UV light's rays by repeatedly reflecting them inside the chamber. This ensures a more even UV dose distribution, resulting in safe and healthy drinking water



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FITNESS STUDIO FULLY OUTFITTED BY FREEMOTION FITNESS

**IN ELITE GYMS AND TRAINING STUDIOS //
AROUND THE WORLD.**

Thanks to an exclusive partnership between Lifetime Developments and the global fitness pioneer, XO2 residents will have one of the city's most advanced and exclusive training spaces with access to state-of-the-art equipment and iFIT, a leading interactive fitness program.



iFIT ➔

IFIT CONNECTS
USERS TO
THOUSANDS
OF COACH-LED
WORKOUTS

with Olympic champions, celebrity trainers, physical therapists, and professional cyclists, not to mention high-intensity studio classes from the comfort of home, global workouts filmed in over 40 countries across all 7 continents, and Google Maps-driven terrain simulations that can take your workout anywhere in the world.

STUNNING VIEWS IN ALL DIRECTIONS







Lifetime

DEVELOPMENTS

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