

Maison Wellesley

Residences in the Core

brought to you by
GRAYWOOD
AN INTELLIGENT MOVE



Why Invest in Boutique Mid-Rise Buildings:

1 From 2014 to 2023, the average selling price for boutique buildings has increased by 31% ⁽¹⁾

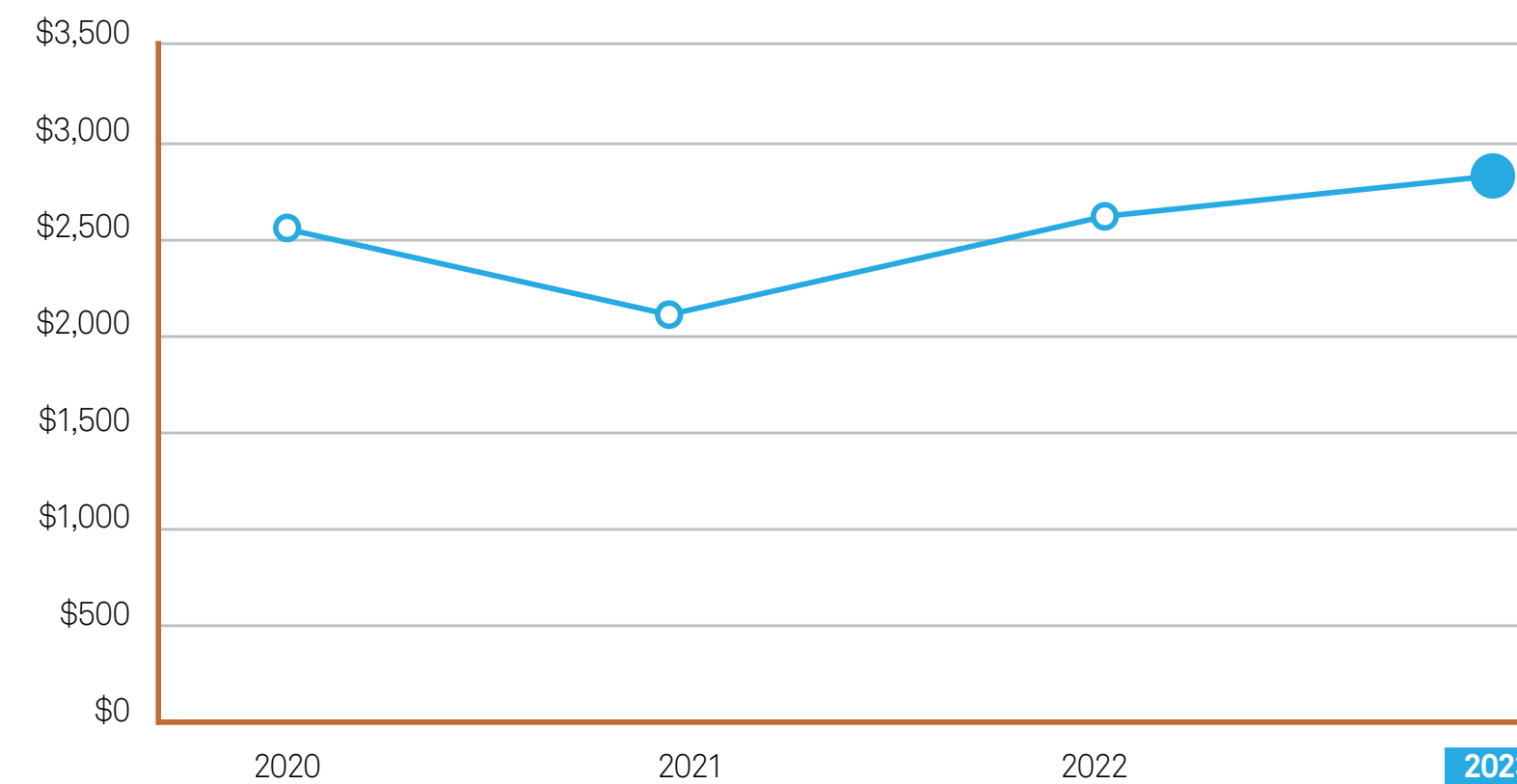
2 Boutique buildings rental rates are nearly 10% higher than high-rise

3 Condos with 20 stories and lower at a rate of \$4.60psf, experience an 8% year-over-year increase, surpassing the rental rate growth of high-rise units. On average, condo rents witness a 4.6% yearly increase ⁽³⁾

Source: Urbanation Jan 2023 - Present

Rental Rate Chart

Average Rent ⁽¹⁾



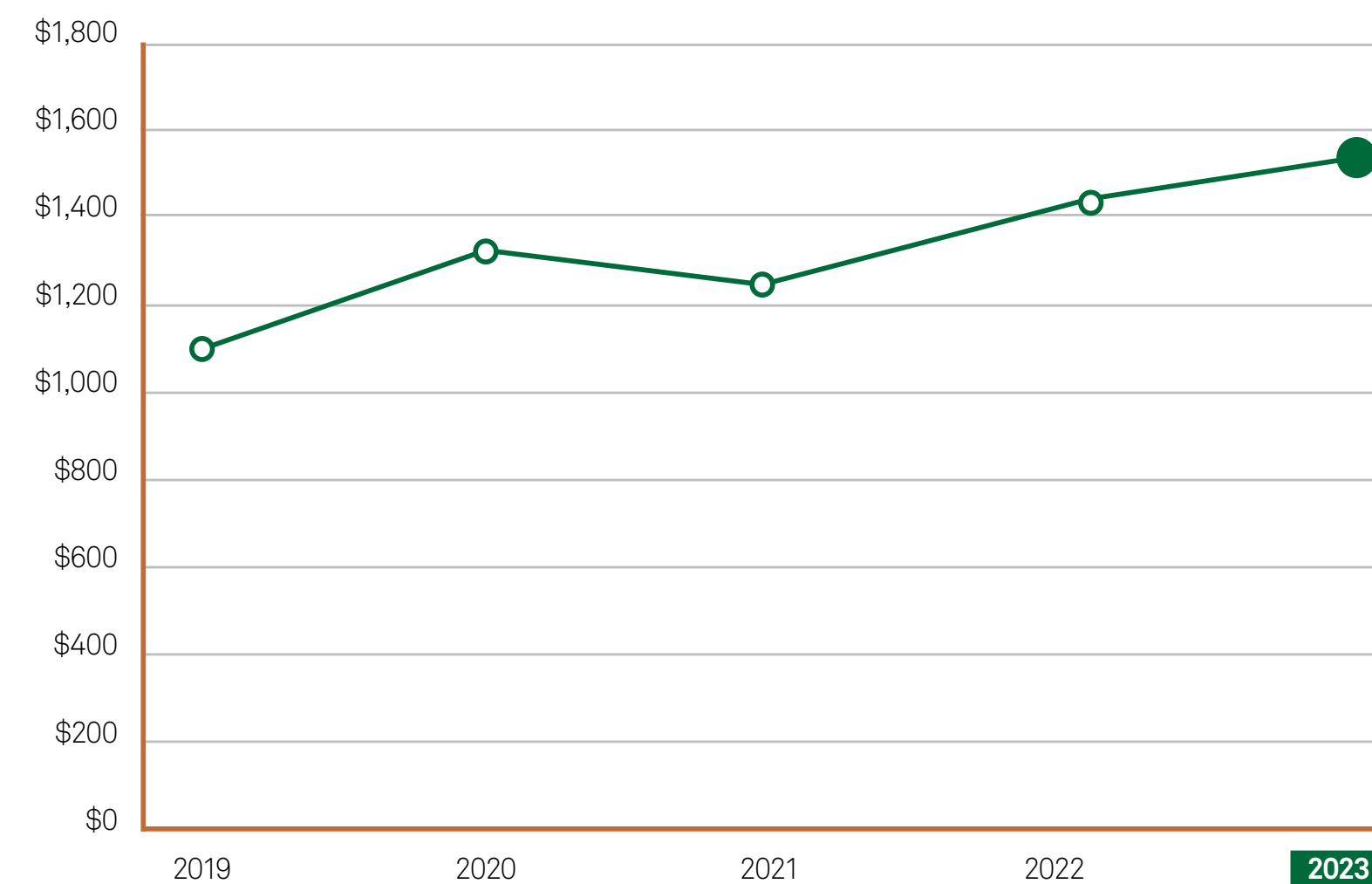
Avg. Rent

2020	\$2,525
2021	\$2,248
2022	\$2,675
2023	\$2,923

YOY Increase 8%

Source: TREBB RENTAL STATS

Average Price Increase of Boutique Buildings ⁽³⁾



Avg. PSF

2019	\$1,197
2020	\$1,382
2021	\$1,308
2022	\$1,427
2023	\$1,570

YOY Increase 9%

Source: Urbanation

Graywood by The Numbers.

37+

Over 37 years specializing in real estate development in North America

\$8B

Combined asset value of Graywood's residential/hospitality portfolio

31K

Total housing units built under the residential & hospitality asset class

6K+

Pipeline units under development (5.2M sq. ft. with a value of over \$4.3B)

1.1K+

Over 1,100 units closed in 2023



Toronto's Accelerated Growth.

98%

Expected population increase in Downtown Toronto by 2041 ⁽²⁾

66,455

People immigrated to Toronto in the first quarter of 2022 ⁽³⁾

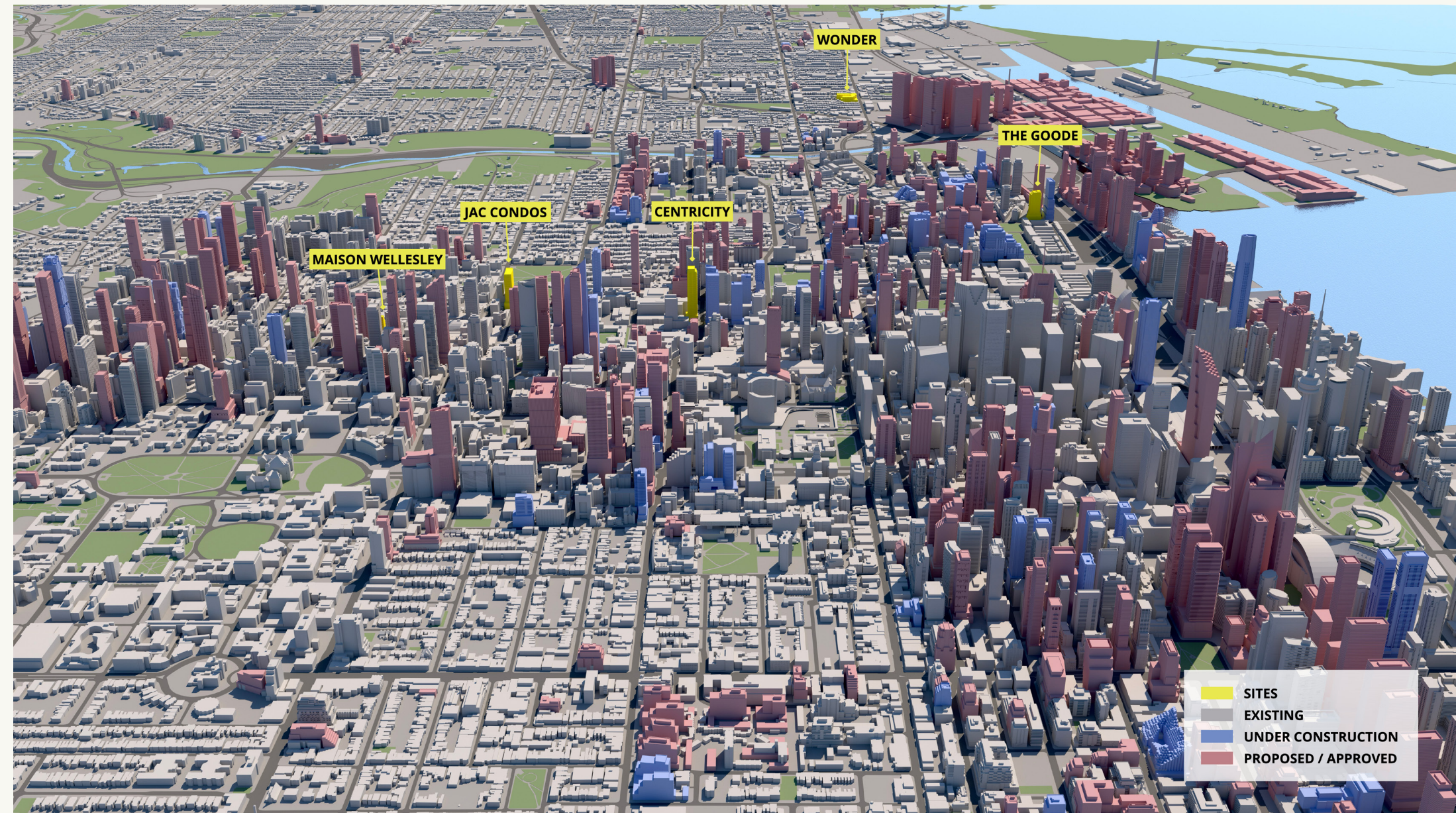
316,000

New jobs in Downtown Toronto by 2041 ⁽¹⁾

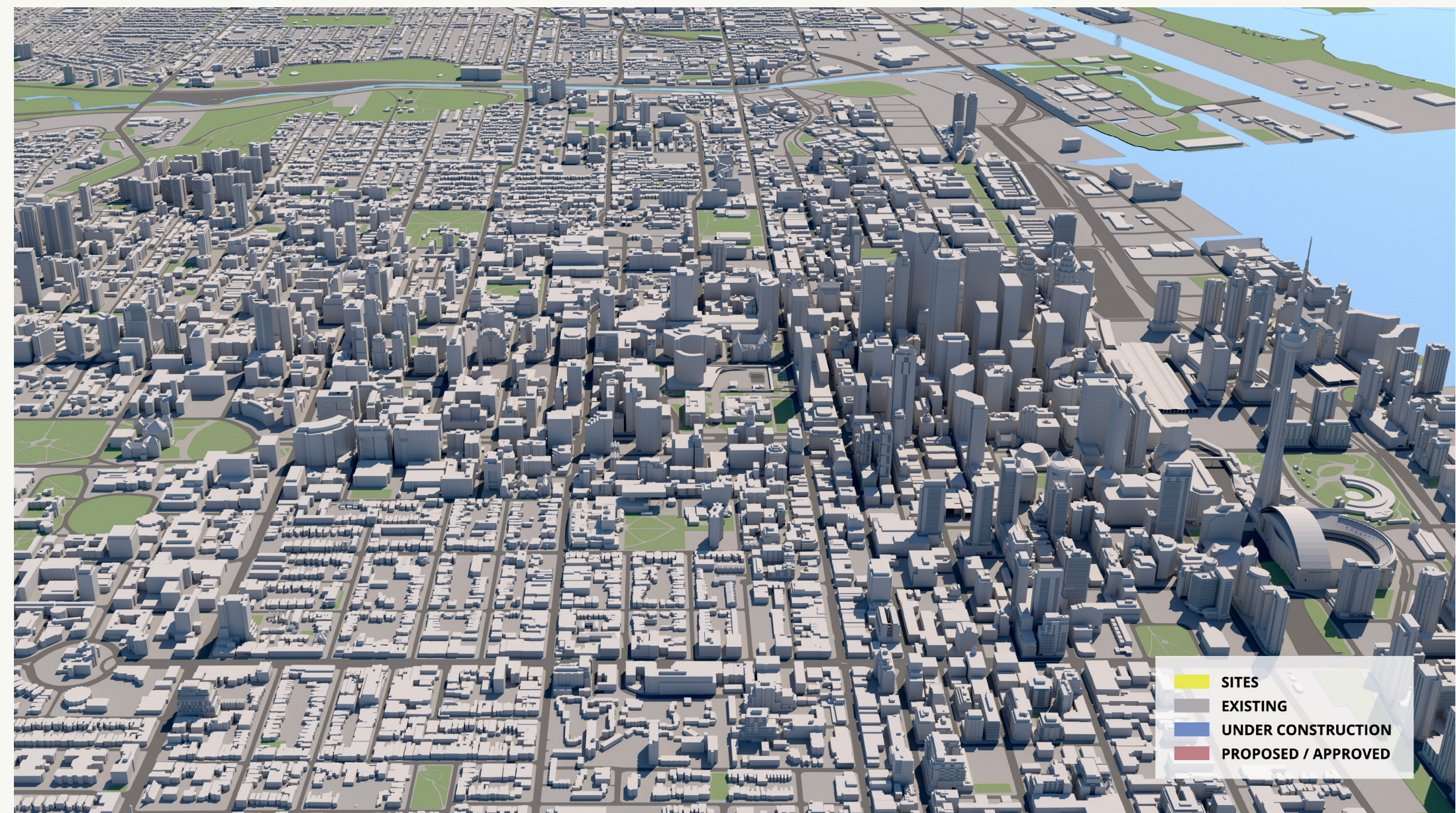


(1) Toronto.ca
(2) TO Core Planning Study
(3) Toronto Regional Real Estate Board

PRESENT & FUTURE



PAST



TMU
2 minute bike ride

Waterfront
10 minute bike ride

Rogers Centre
15 minute bike ride

Scotiabank Arena
15 minute walk

University of Toronto
4 minute bike ride

Yorkville
12 minute walk

Loblaws
5 minute walk

Dundas Square
6 minute bike ride

Wellesley Station
5 minute walk

walk score
98
bike score
97
transit score
96

Starbucks
1 minute walk

A Thriving Tech Hub.

Within 3km of Maison Wellesley.

Located in Canada's largest
employment and entertainment centre.

Google  NETFLIX Uber 

 reddit   DOORDASH Wealthsimple

 FreshBooks CLEARCO  shopify 

1st

#1 Tech Growth in North America *

2nd

Largest Financial Centre in North America

3rd

Ranked Tech Market in North America *

4th

Global Fintech Centres of the future

7th

Largest Financial Centre in the world

8th

Largest Fintech Hub in the world

* Source: Scoring Tech Talent 2022: CBRE

Witnessing A Population Increase.

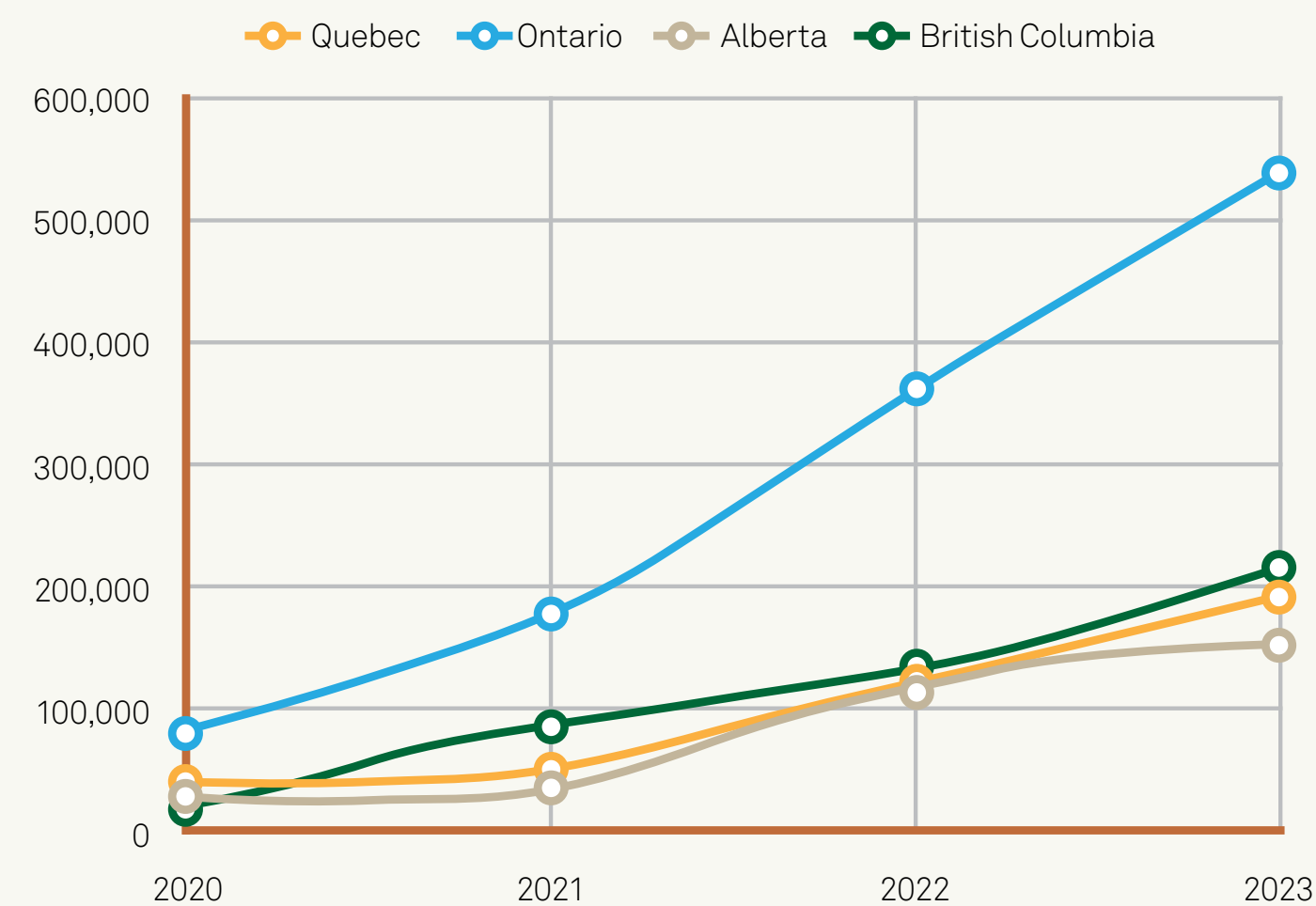
For 550,000 new permanent residences, Ontario needs approximately 210,000 housing units – new housing stats in 2023 were 86,000.

GTA population increasing by over 200,000 per year, and housing stats are not keeping up.

Source: Scoring Tech Talent 2022: CBRE

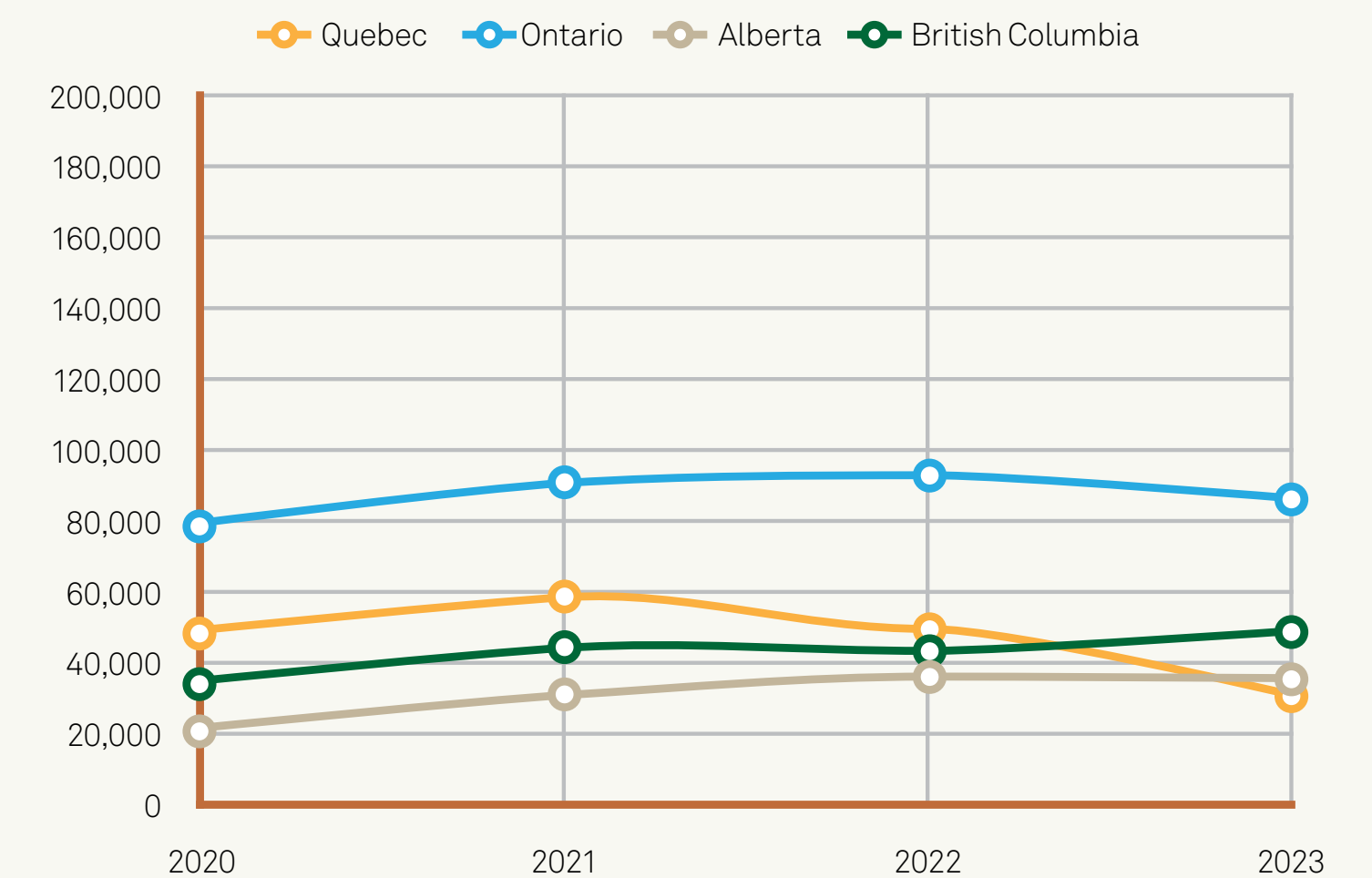
Navigating the Housing Shortage Landscape

Population Growth



Source: Altus Group

Housing Starts



Rapid population growth has outpaced the availability of housing, creating a pressing need for sustainable solutions to bridge the gap between demand and supply in the housing market.

A Vibrant Employment Centre.

Within 3km of Maison Welleley.

Located in Canada's largest employment and entertainment centre.

This map is not to scale



Experience What True Downtown Living Means.



Closest Transit Stations

- 1 minute walk to Toronto Bike Share
- 4 minute walk to Church Street Streetcar
- 5 minute walk to Wellesley Station
- 7 minute walk to College Station



Higher Education in Walking Distance

- University of Toronto
- Toronto Metropolitan University
- George Brown

Financial District

10 minute walk to Financial District

Largest

Financial Centre in North America

584K employees in the Financial District

316K new jobs by 2041



Exploring Nearby Institutions.

You have an instant and guaranteed tenant pool right at your doorstep.

On campus student housing only serves an average of 4% of the student population.



University of Toronto

4 min bike ride

33K+ students (2%)

500 on campus beds

Campus housing serves less than 2% of student population



Toronto Metropolitan University

5 min walk

46,000 students but only 1,700 on campus beds - Campus housing serves less than 4% of student population

590 student residence units recently cancelled



George Brown College

10 min bike ride

65K+ students

Only 3,500 on campus beds

Campus housing serves less than 6% of student population

Great Investment Opportunities.

Scenic views through expansive windows.

Spacious balconies for outdoor living enjoyment.

- Functional layout
- Spacious multi-use dens
- Full-size bathrooms
- Miele appliances

11+D

