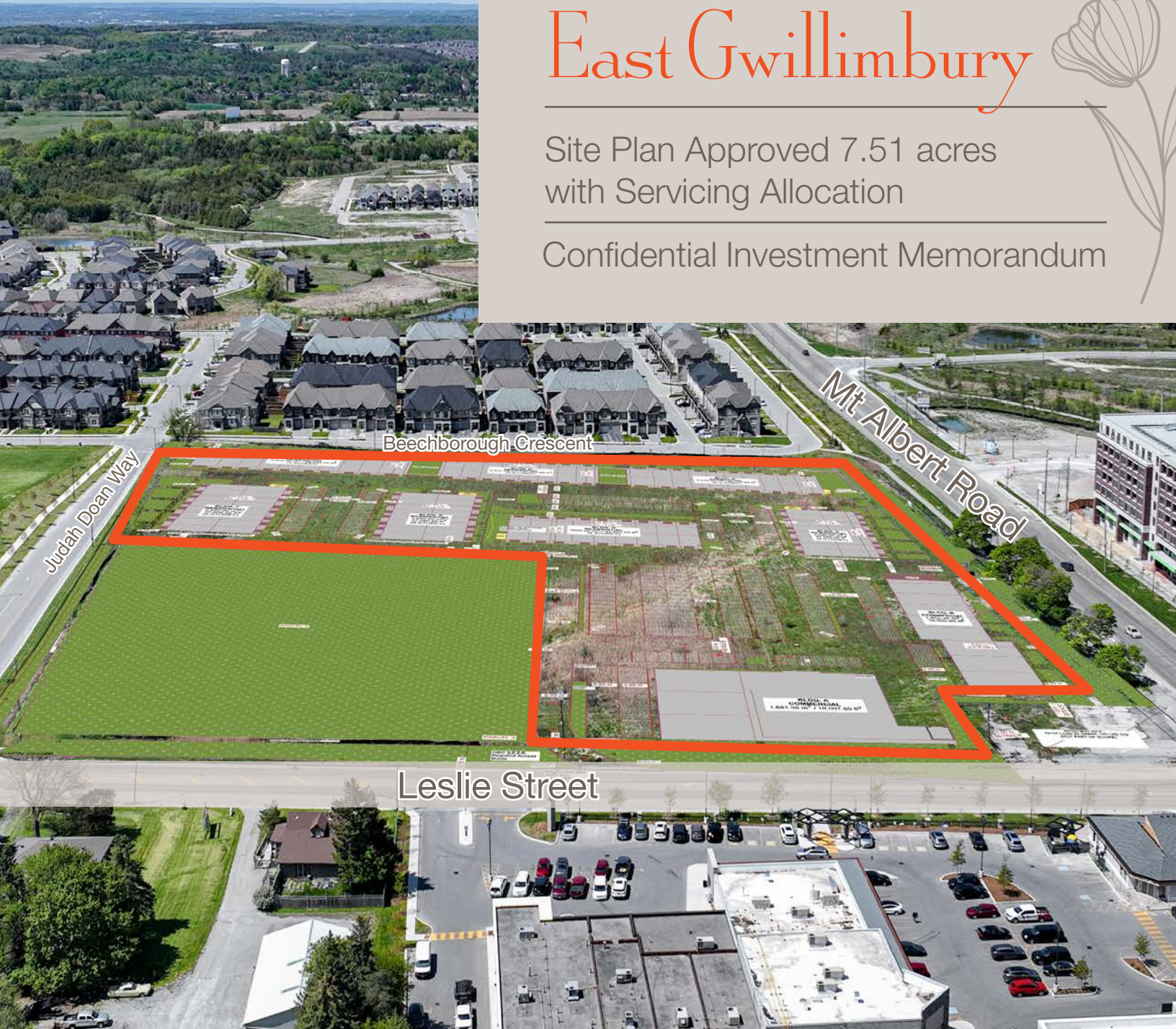


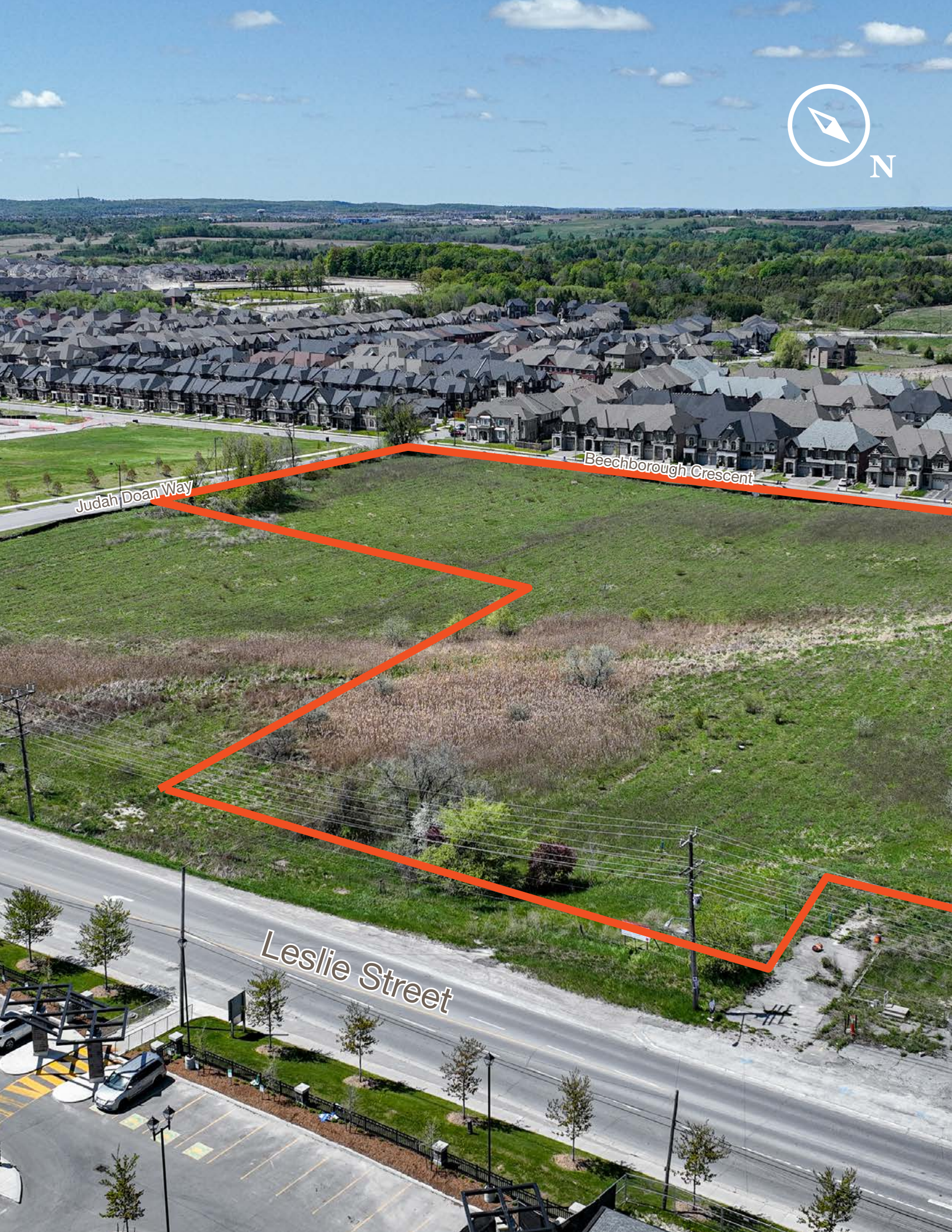


19086 Leslie Street East Gwillimbury

Site Plan Approved 7.51 acres
with Servicing Allocation

Confidential Investment Memorandum





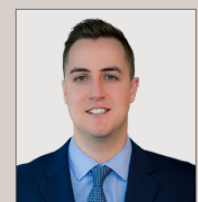
The Exceptional Team That Gives You Results.



Aran Pope
Senior Vice President,
Sales Representative
905.695.9172
apope@lennard.com



Noah Schwartz
Senior Vice President,
Sales Representative
416.649.5943
noah@lennard.com



Brennan Shier
Vice President,
Sales Representative
905.695.9258
bshier@lennard.com

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Executive Summary

The Offering

Lennard Commercial Realty (“the Advisor”) has been exclusively retained by our client (“the Vendor”) to coordinate the sale of 19086 Leslie Street, East Gwillimbury, ON (“the Property”). The Property is being sold Site Plan Approved for a mixed-use residential and commercial development.

The Property consists of approximately 7.51 acres located on the southwest corner of Leslie Street and Mt. Albert Road. The Property is along 3 road frontages: Leslie Street, Mt. Albert Road and Judah Doan Way. The property will contain 2 phases Development Phases which can be sold independently.

Parcel 1

Contains **2.76 acres of Commercial Retail** located at the Corner of Leslie Street and Mt. Albert Road. The siteplan will be approved with a total of **38,078 SF** located in **two buildings** (Building A with **19,980 SF** and Building B with **19,098 SF**). 151 Surface parking stalls.

Parcel 2

Contains **4.75 acres** of low rise residential with an approval for **244 stacked townhouse units** totalling **294,070 SF**. 238 underground and 6 surface parking stalls. Each unit will average **1,210 SF** with **1 underground parking spot**.

Both the Commercial and the Stacked Townhouse Phases of the development will be sold Site Plan Approved with full allocation of municipal Sanitary and Water located at the lot line.

The Opportunity

The Advisor on behalf of the Vendor is soliciting development and building firms for an Agreement of Purchase of Sale. The Vendor will look at offers on a first come basis. **Please submit all offers** to Aran Pope, Noah Schwartz or Brennan Shier.

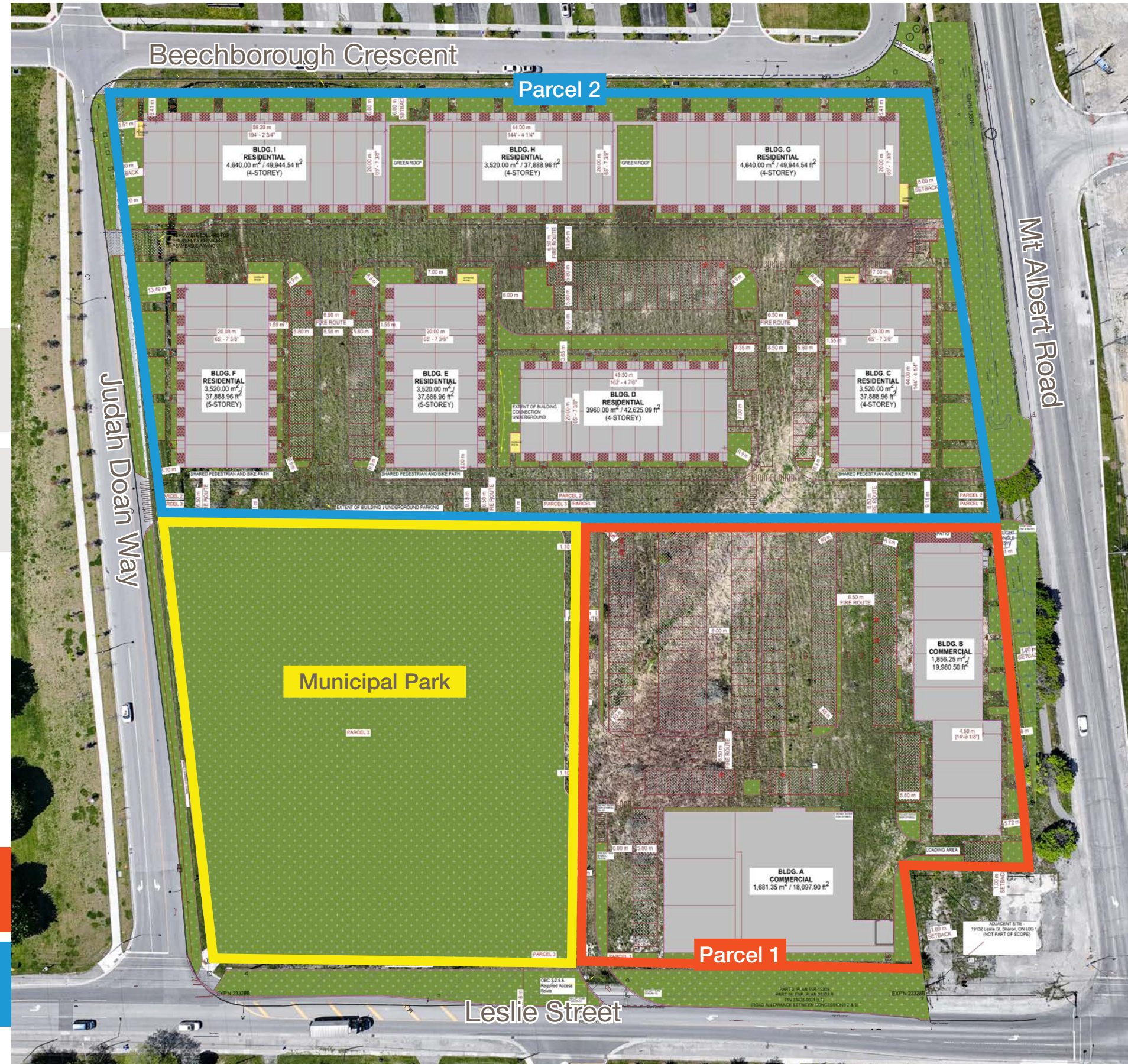
19086 Leslie at a Glance

 **7.51 acres**
Total Area


Parcel 1  **2.76 acres**
Total Area


Parcel 2  **4.75 acres**
Total Area

 **MU5**
Zoned MixedUse Five







 East Gwillimbury
GO Station
6 min drive (4.5 km)
from 19086 Leslie St

 Our Lady of Good
Counsel Catholic
Elementary School

 Murrell
Park

 Rogers Reservoir
Conservation Area

 Sharon Temple
National Historic
Site and Museum

 Civic
Centre

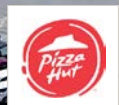
 Mid-Rise Revera
Retirement Living

Judah Doan Way

Beechborough Crescent

Leslie Street

Mt Albert Road



PRESCHOOL
CANADA
Early Learning Academy



Site Plan

Site Plan Approved

 7.51 acres
Total Area

 MU5
Zoned Mixed Use Five

Parcel 1

Commercial Retail

 2.76 acres
Total Area

Parcel 2

Stacked Townhouses

 4.75 acres
Total Area





Site Servicing

The proposed development will consist of two parcels. Each parcel will have their own municipal connections and stormwater management controls.

Stormwater Servicing:

Under existing conditions, the site is primarily comprised of agricultural land. The 4.07 ha site's existing major system flow is generally conveyed overland from southeast to northwest, draining to the right-of-way (ROW) of Beechborough Crescent.

All surface flow, roof drainage and foundation drainage will be captured and controlled, and the proposed development will convey minor system flows to either Judah Doan Way or Beechborough Crescent. Three separate storm connections will be required to the Municipal system to service all three phases independently. All flow will eventually be captured into the Beechborough Crescent minor system. These flows then head west towards the downstream creek located approximately 300 m west of the subject site.

Sanitary Servicing:

The site does not currently discharge sanitary flows. Both phases will require separate connections to the sanitary sewer along Beechborough Crescent. Easements will be required along the north and south property line to bring sanitary lines to the east side of the site.

The existing municipal sanitary system has been modeled with these flows, and no downstream capacity issues are identified.

Water Servicing:

The existing site is not serviced with a watermain connection. All three phases will require separate connections to the municipal infrastructure.

Phase 1 will be connected to the existing 150mm diameter watermain on the north side of Mount Albert Road. A 150 mm fire and 100 mm domestic line will be used to service this phase, and one private hydrant is proposed.

Phase 2 will be serviced to the 300mm existing watermain on the north side of Beechborough Crescent. A 150mm fire and 100mm domestic line will be run internally to service the seven units. Two private hydrants will be required for this phase.

There are no capacity issues expected, as it is a new subdivision.

Each phase will have their own separate municipal service connections and stormwater management controls to facilitate construction phasing.



Perspective View

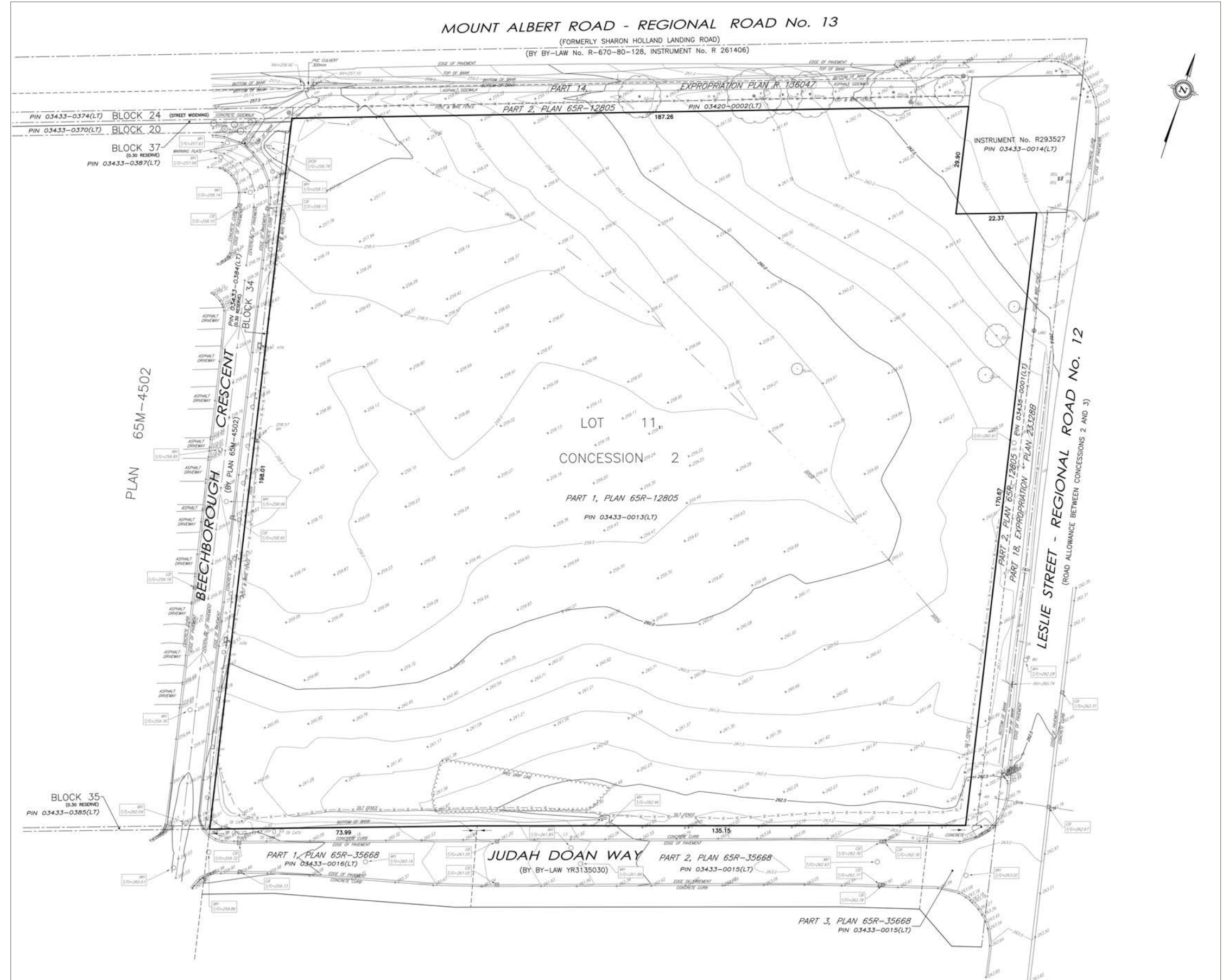


Beechborough Crescent

Mt Albert Road

Judah Doan Way

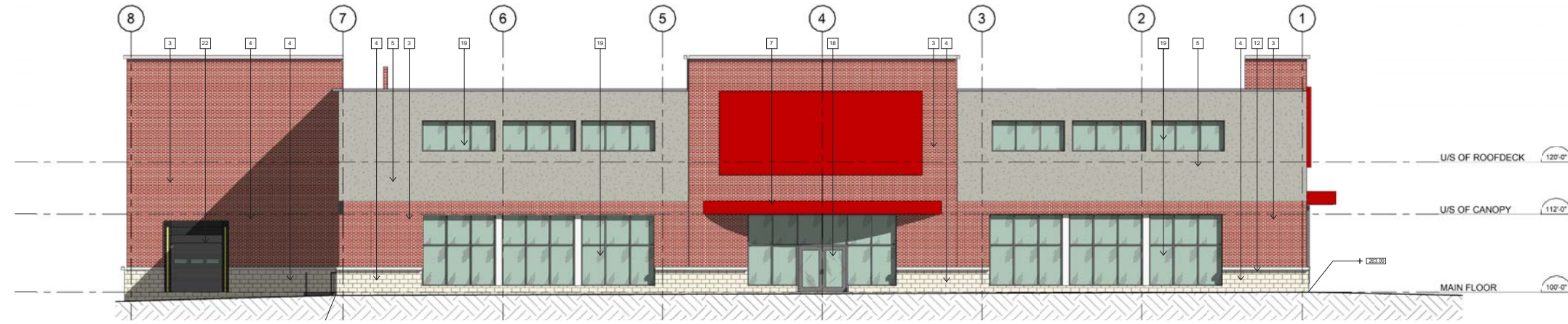
Leslie Street



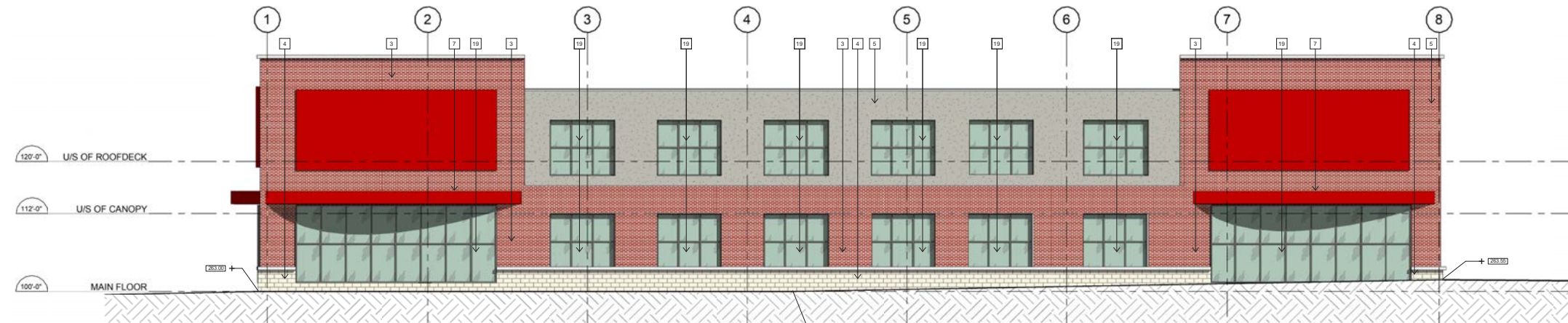
Elevations - Parcel 1 (Building A)

Commercial Retail
2 Buildings Totalling 38,078 SF

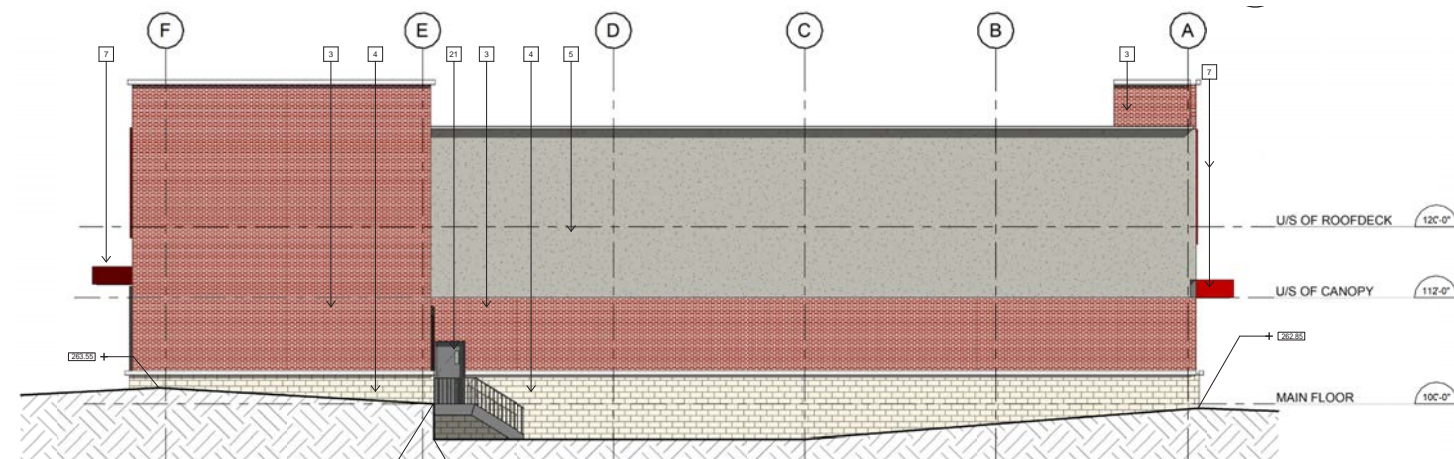
East Elevation



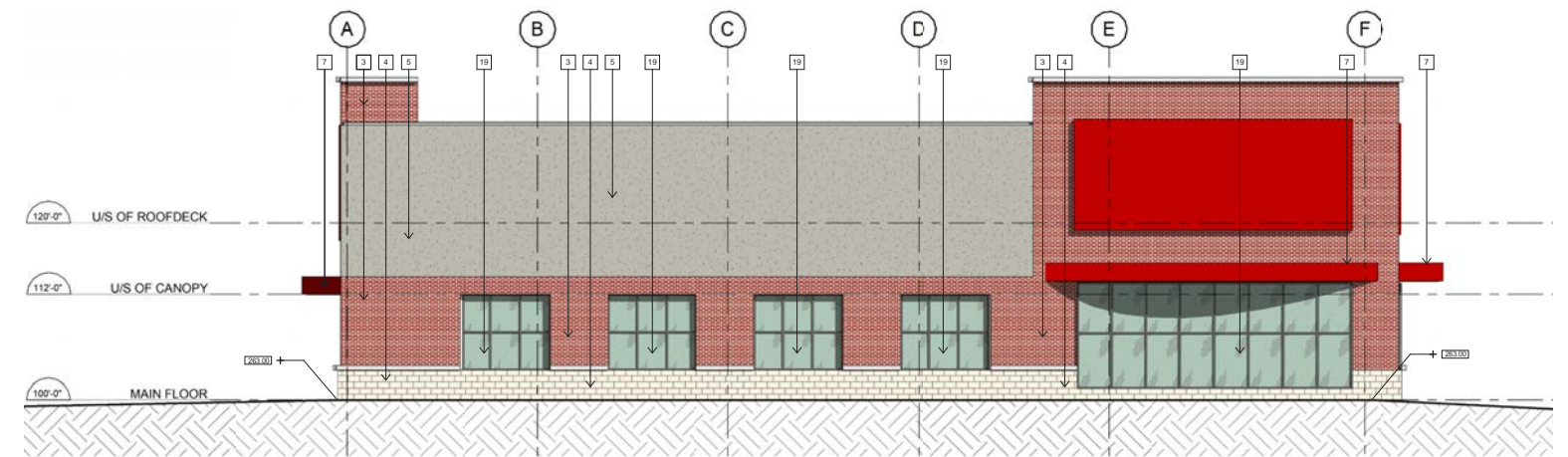
West Elevation



South Elevation



North Elevation



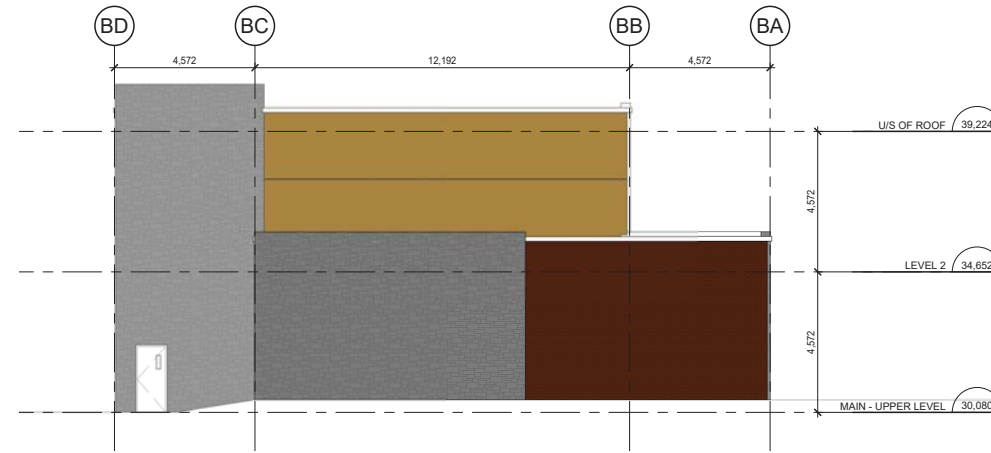
Elevations - Parcel 1 (Building B)

Commercial Retail
2 Buildings Totalling 38,078 SF

North Elevation



South Elevation



West Elevation



East Elevation



Elevations - Parcel 2 (Buildings C - I) Stacked Townhouses 244 Units Totalling 294,070 SF

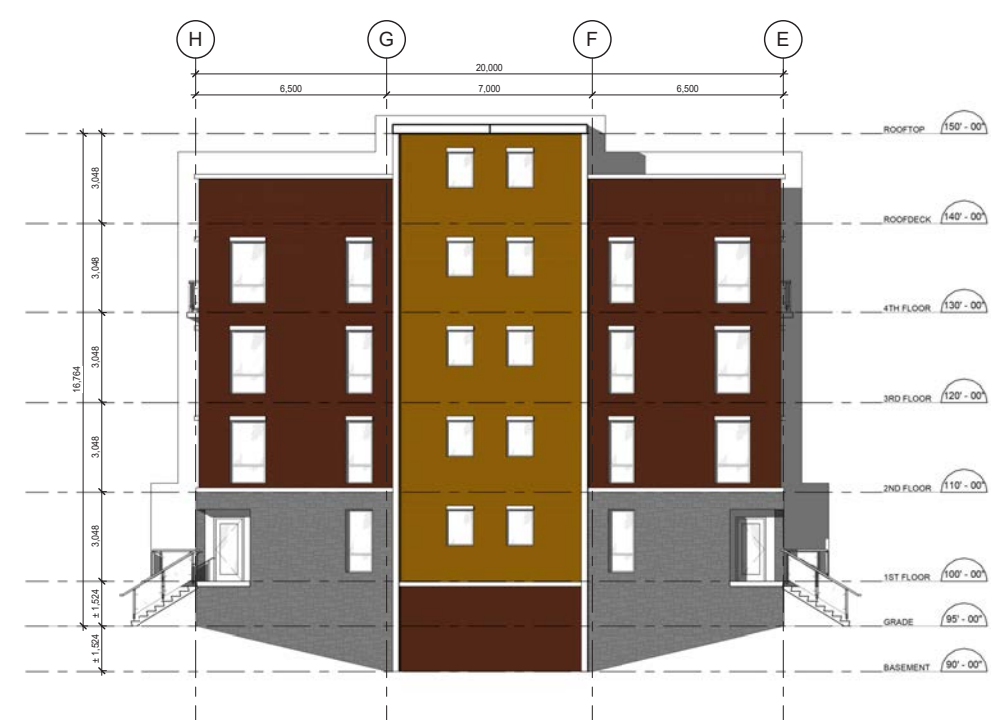
Building D Main Elevation



Building C, E, F & H Main Elevation



Building D Side Elevation

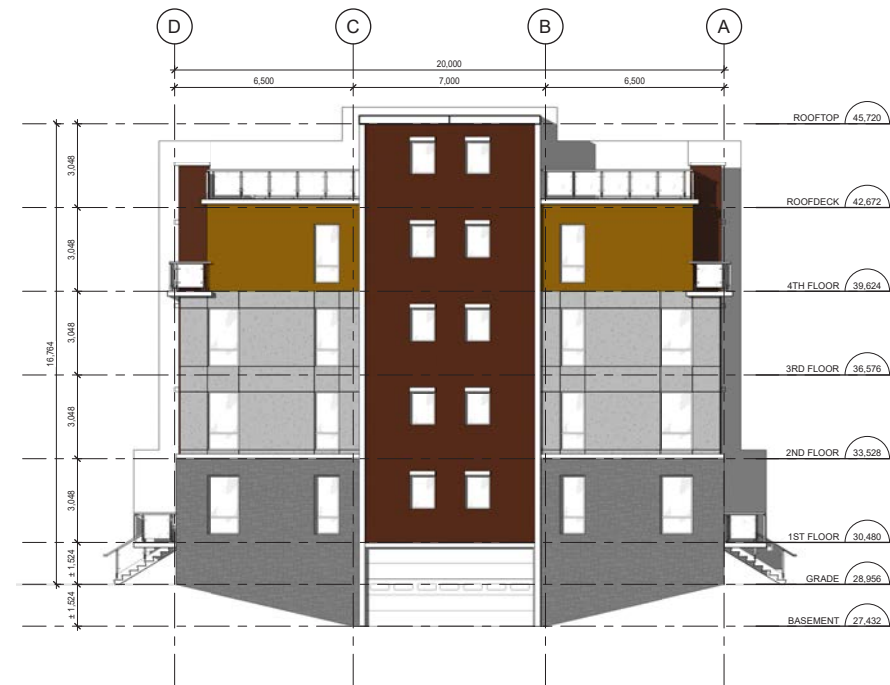


Elevations - Parcel 2 (Buildings C - I) Stacked Townhouses 244 Units Totalling 294,070 SF

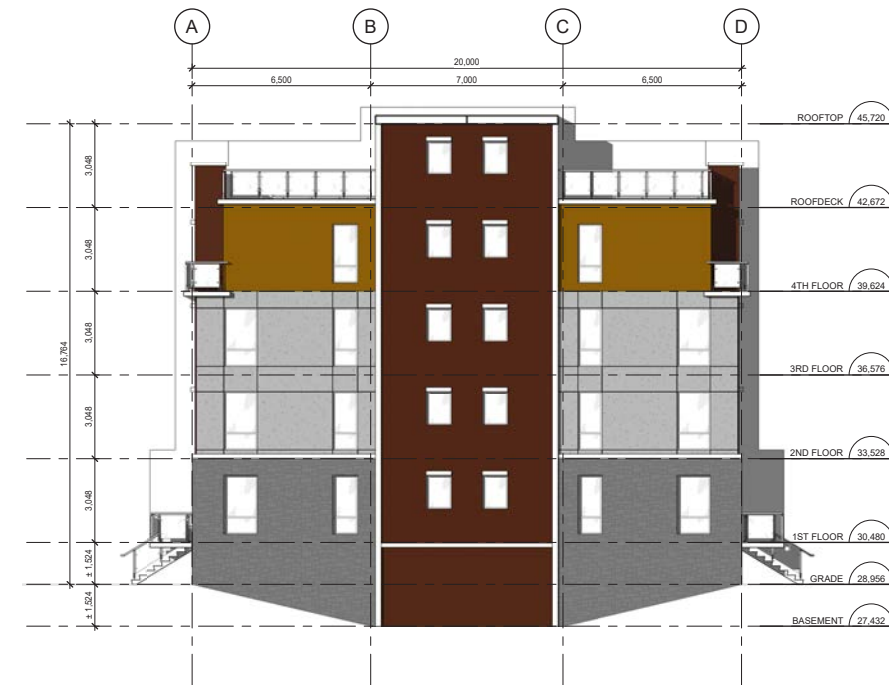
Building G & I Main Elevation



Building C, E, F, G, H & I Side Elevation



Building C, E, F, G, H & I Side Elevation



Private Roof Terrace

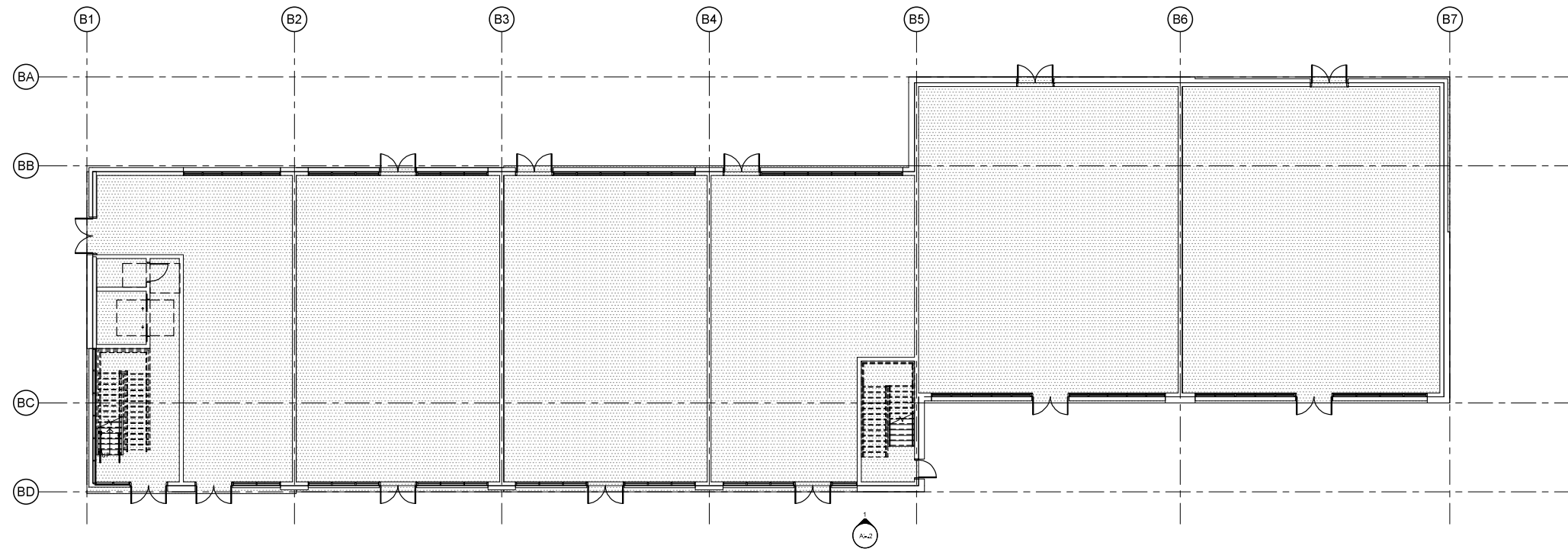
Each Unit has 2 levels of living space

Underground Parking

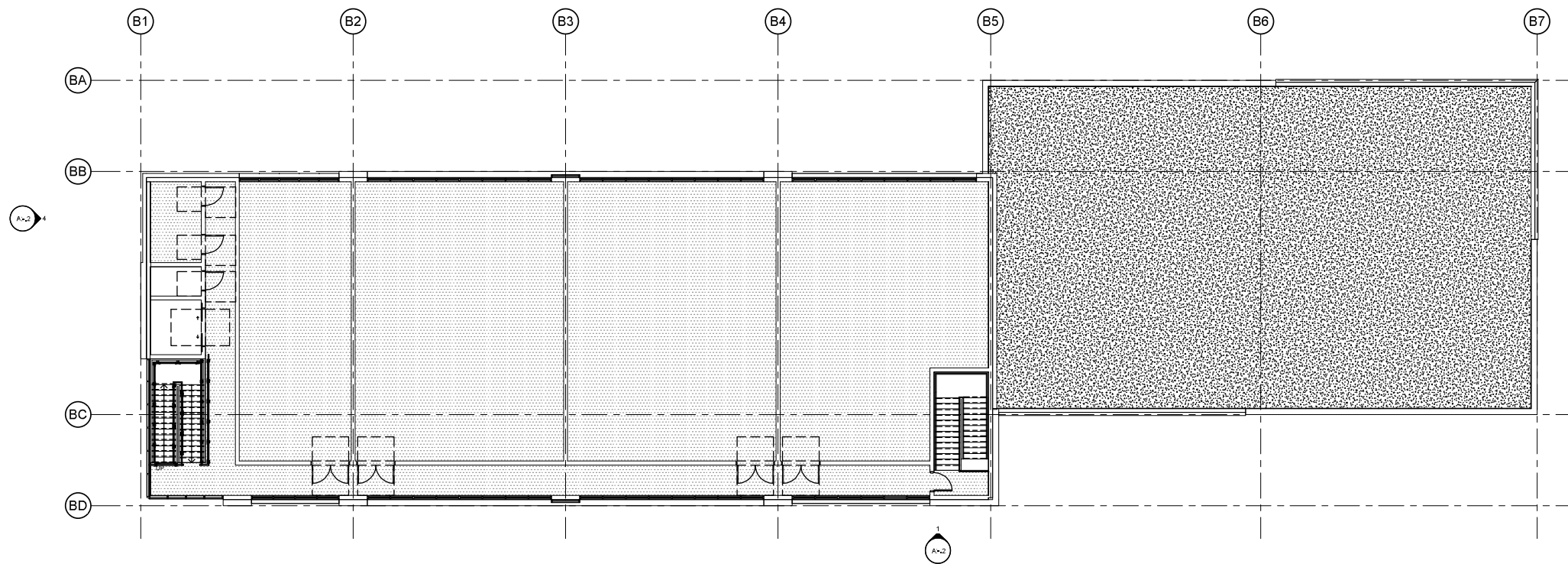
Floor Plans - Parcel 1 (Building B)

Commercial Retail
2 Buildings Totalling 38,078 SF

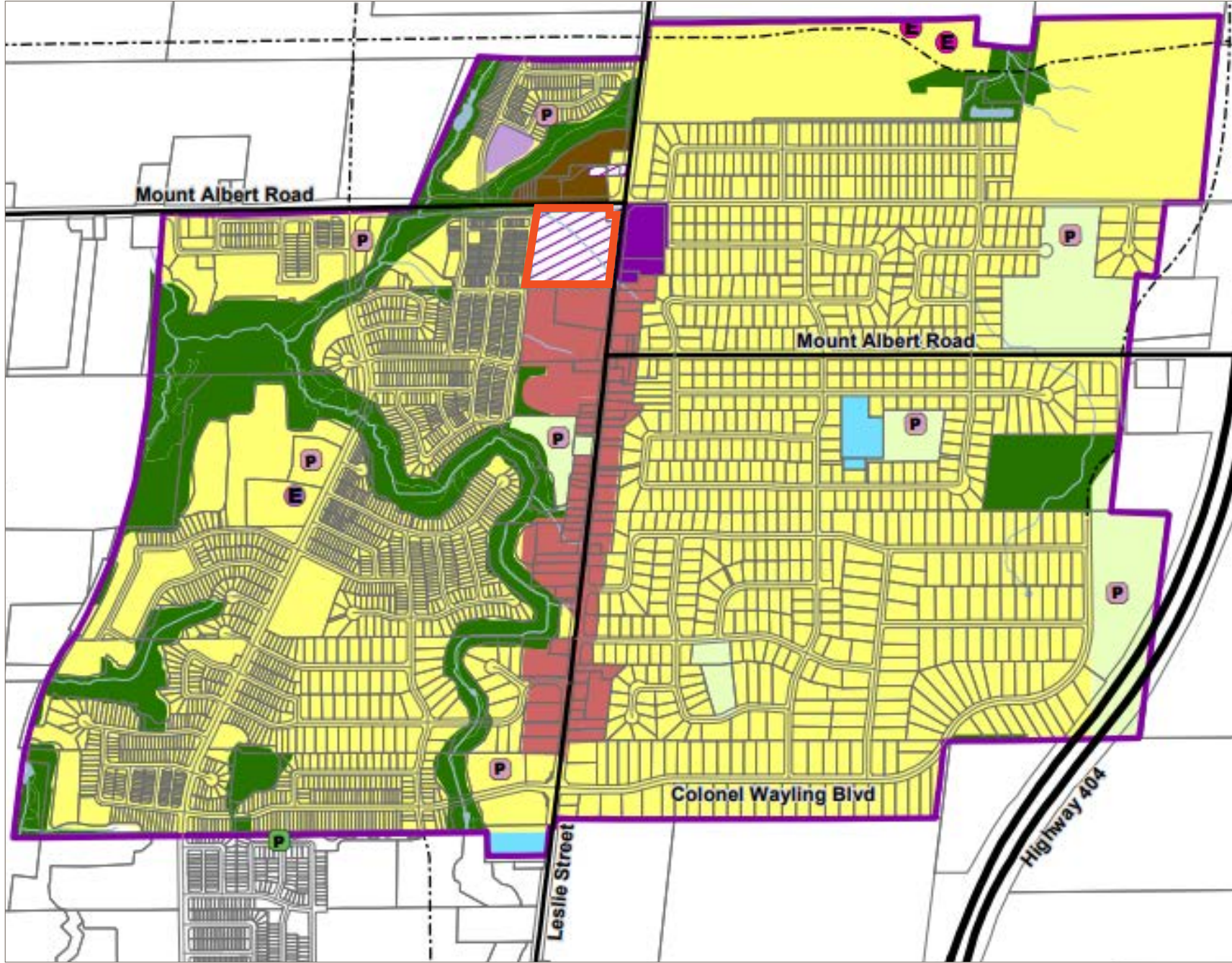
Level 1



Level 2



Sharon Secondary Plan Land Use Map



- Sharon Secondary Plan
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Village Core Area
- Residential Mixed Use
- Neighbourhood Commercial
- Institutional
- Environmental Protection Area
- Parks and Open Space
- Elementary School
- Proposed Elementary School
- Existing Park
- Proposed Park
- Arterial Road
- Collector Road
- Local Road
- Proposed Collector Road
- Railway
- Waterbody*
- Watercourse*
- Highway 404
- 19086 Leslie Street



The Neighbourhood



Located in the town of East Gwillimbury, the community of Sharon lets you enjoy the distinctive charm of a historic village, just 40 minutes north of Toronto.

Home to the iconic Sharon Temple National Historic site and numerous big city amenities — such as shops, restaurants, sporting facilities and theatres — Sharon brings together all the elements for a perfect GTA lifestyle. Located down the street from the East Gwillimbury GO Station, daily trains and buses can take you directly to Union Station in Downtown Toronto in an hour. In under 5 minutes, you can be on Highway 404, conveniently connected to the DVP. The nearby Highway 400 can take you to cottage country in no time!

The Highway 400–404 Connecting Link is a proposed 16.2 kilometre, four-lane controlled access highway that will provide an east-west connection between Highway 400 in Bradford West Gwillimbury and Highway 404 in the Town of East Gwillimbury. The Highway 400–404 Connecting Link will alleviate congestion on east-west corridors and provide an alternate route from eastern Toronto and eastern Greater Toronto Area to Barrie and Simcoe.

East Gwillimbury's housing market is experiencing significant growth, with multiple developments underway! New residential areas are being built throughout the town in the communities of Harvest Hills, Holland Landing, Mount Albert, Queensville and Sharon.


With the rapid growth of housing in the Greater Toronto Area (GTA), real estate in East Gwillimbury is an excellent investment, with East Gwillimbury properties that are currently more affordable than Toronto and its nearby municipalities.

Healthy living is integral to a thriving community and East Gwillimbury is home to many respected medical care centres, staffed by leading professionals. Nearby Southlake Regional Health Centre is a leader in cardiac care and is recognized for excellence in emergency medicine, cancer care and mental health programs. With 160 acres of parkland, 30 km of trails, protected green spaces, scenic golf courses, winding rivers and the nearby Lake Simcoe right next door, there is no shortage of exciting things to do when keeping active and enjoying a healthy lifestyle.





 Loblaw Companies Limited & Choice Properties REIT Advanced Logistics & Distribution Centre

 Sharon Temple National Historic Site and Museum

 Civic Centre

 Vinc's

 SHARON HOUSE

 Pizza Hut

 SUBWAY
 SHARON Pharmacy and Clinic

 PRESCHOOL CANADA
Early Learning Academy

 Mid-Rise Revera Retirement Living

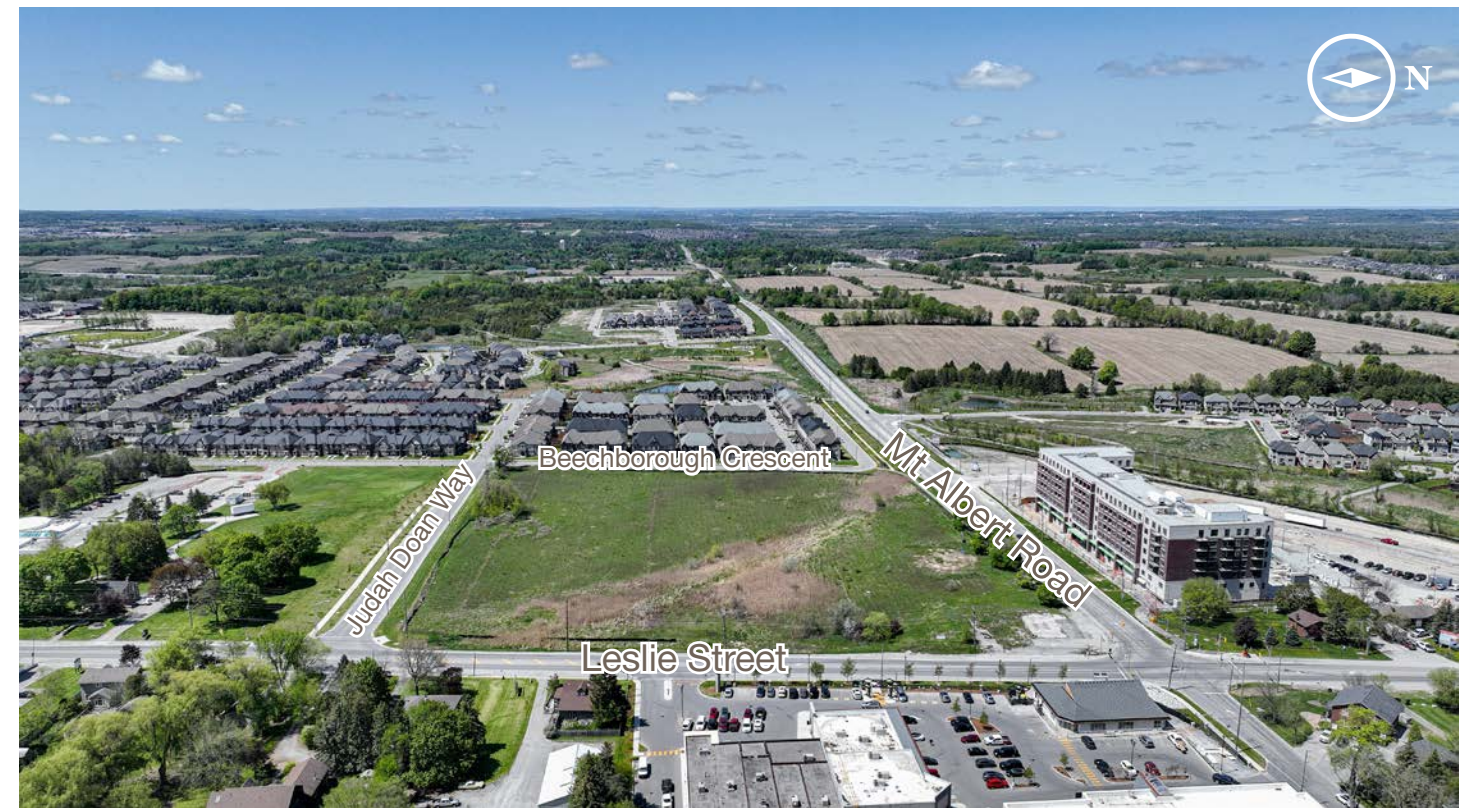
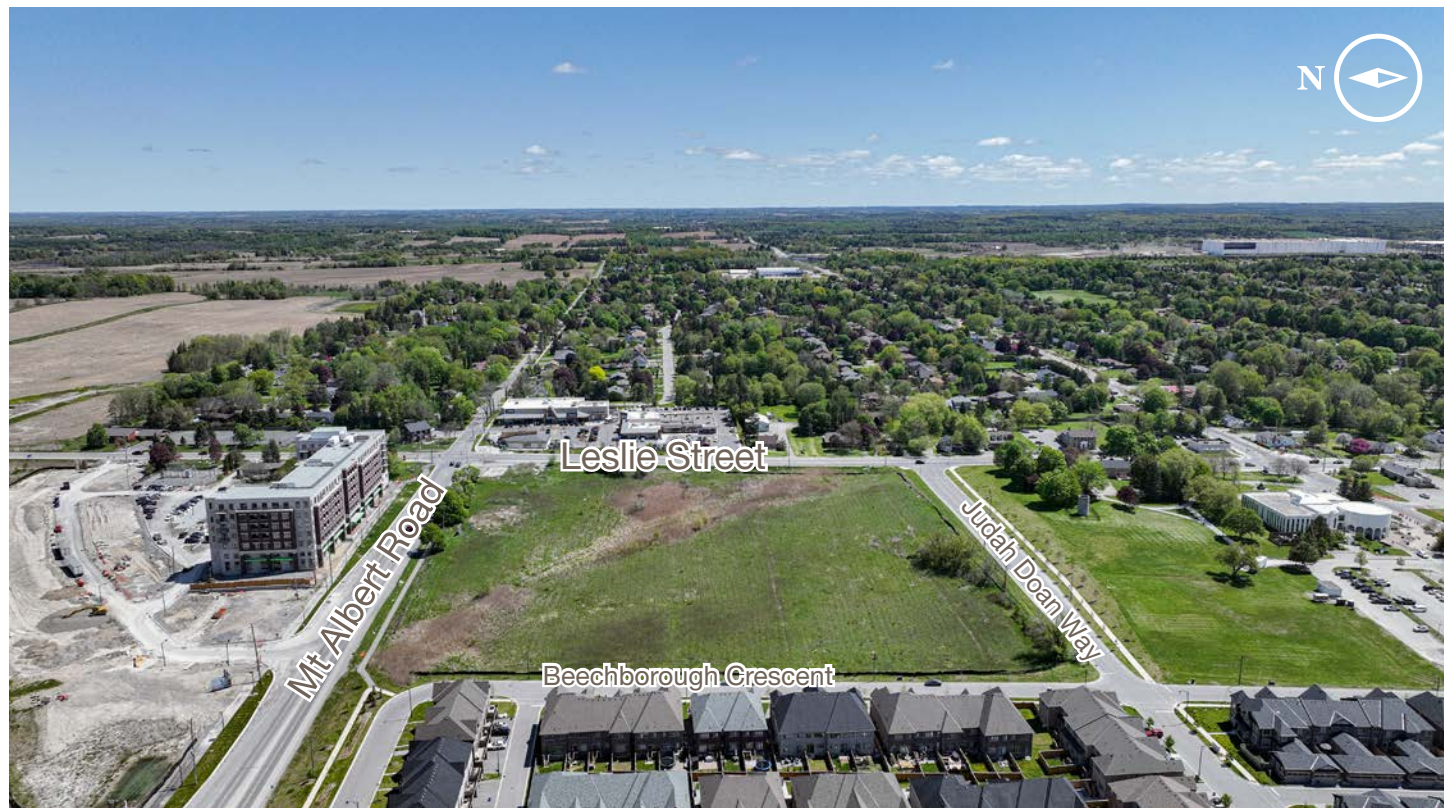
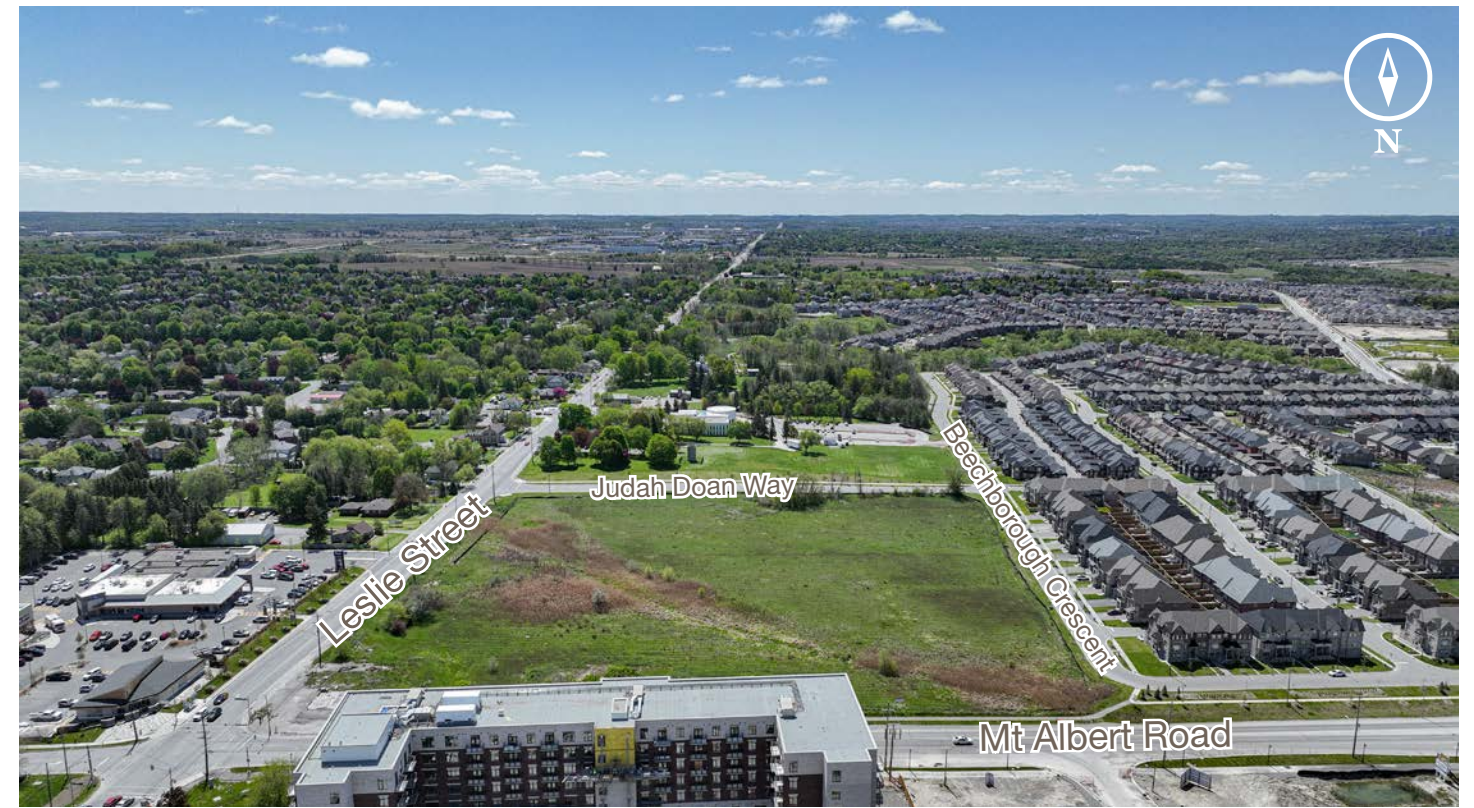
Leslie Street

Judah Doan Way

Mt Albert Road

Beechborough Crescent

Aerial Views



Offering Process

Lennard Commercial Realty (“the Advisors”) have been exclusively retained by the Vendor to coordinate the sale of a Mixed-use Development consisting of approximately 7.51 acres located on the southwest corner of Mt. Albert Road and Leslie Street in the Municipality of East Gwillimbury.

Memorandum Contents

This Confidential Investment Memorandum is being delivered to prospective purchasers to assist them in deciding whether they wish to acquire the Property. This Confidential Investment Memorandum does not purport to be all inclusive or to contain all the information that a prospective purchaser may require in deciding whether or not to purchase the Property. This Confidential Investment Memorandum is for information and discussion purposes only and does not constitute an offer to sell or the solicitation of any offer to buy the Property. This Confidential Investment Memorandum provides selective information relating to certain physical, locational and financial characteristics of the Property.

The information on which this Confidential Investment Memorandum is based has been obtained from various sources considered reliable. Neither the Vendor nor the Advisors make any representations, declarations or warranties, express or implied, as to the accuracy or completeness of the information or statements contained herein or otherwise and such information or statements should not be relied upon by prospective purchasers without independent investigation and verification. The Vendor and Advisors expressly disclaim any and all liability for any errors or omissions in the Confidential Investment Memorandum or any other written or oral communication transmitted or made available to prospective purchasers. Prospective purchasers should conduct their own independent investigation and verification of the information provided herein, and should seek legal, accounting, tax and engineering advice as necessary.

If any information relating to the Property, in addition to the information provided in this Confidential Investment Memorandum, is provided at any time, orally or otherwise, by the Vendor or the Advisors or anyone acting on their behalf, such information is provided as a convenience only without representation or warranty as to its accuracy or completeness and such information should not be relied upon by prospective purchasers without independent investigation and verification.

Indemnification

Recipients of this Confidential Investment Memorandum acknowledge that they are principals or investment advisors in connection with the possible acquisition of the Property.

In no event shall any prospective purchaser or any of its agents or contractors contact any governmental authorities concerning the Property, or make any physical inspection or testing of the Property, without the prior written consent of the Vendor or Advisors.

At any time prior to the Completion of the proposed transaction, the Vendor may request additional information from interested parties relevant to the transaction. The Vendor reserves the right to end the sale process or to cease discussions with any and all parties at any time without notice or liability.

Process

Based on the information contained in this Confidential Investment Memorandum, and other information that may be made available by the Advisors upon request, interested parties are invited to submit an Agreement of Purchase and Sale on their own forms to address the following requirements:

- The purchase price and deposits for the Property
- Proposed timeline and the terms of due diligence and closing
- Confirmation that the Property will be purchased Site Plan Approved in principal and on an ‘As Is’ basis
- Name of the ultimate beneficial owners of the Purchaser

After review of the offer, it is the intent of the Vendor to enter into a binding Agreement of Purchase and Sale for the Property with a selected party. None of the initial proposals, regardless of their form and content will create any binding legal obligation upon the Vendor or the Advisors. Prospective purchasers should note that the Vendor is under no obligation to select any of the offers.

Sale Conditions

There is no warranty, express or implied, as to title, description, condition, cost, size, quantity or quality thereof. Any information related to the Property which have been or will be obtained from the Vendor, Advisors or any other person, have been prepared and provided solely for the convenience of the prospective purchaser. Neither the Vendor nor the Advisors make any representation or warranty that such information is accurate or complete. Such information shall not form part of the terms of an Agreement of the Purchase and Sale, unless otherwise agreed in writing by the Vendor.

Submission Process & Timing

Offers are to be submitted on an Agreement of Purchase and Sale to Lennard Commercial Realty to the attention of Aran Pope, Noah Schwartz and Brennan Shier and will be reviewed by the Vendor on a first come basis.

Offers to purchase will be evaluated based upon, but not limited to, the structure proposed by the prospective Purchaser, the net proceeds to the Vendor, the prospective Purchaser’s ability to complete the transaction, the timelines and proposed closing conditions. The Vendor is not obliged to accept any offers and reserves the right to reject any or all offers received.

Exclusive Advisors

All inquiries regarding the Property or any information contained in this Confidential Investment Memorandum should be directed to Aran Pope, Noah Schwartz and Brennan Shier at Lennard Commercial Realty as exclusive agents for the Vendor.



East Gwillimbury Area Overview

East Gwillimbury Demographics



34,637
Total Population



39.6
Median Age



Highest Education Level



University	29.15%	8020
College/Trade	31.35%	8625
Highschool	26.52%	7295
< Highschool	12.98%	3570
Total		27510



3
Average Household Size



\$119,000
Median Income

1km
Radius



2,044
Total Population



39.3
Median Age



3.1
Average Household Size



\$134,076
Median Income

3km
Radius



12,216
Total Population



38.8
Median Age



3.1
Average Household Size



\$123,005
Median Income

5km
Radius



34,137
Total Population



42.8
Median Age

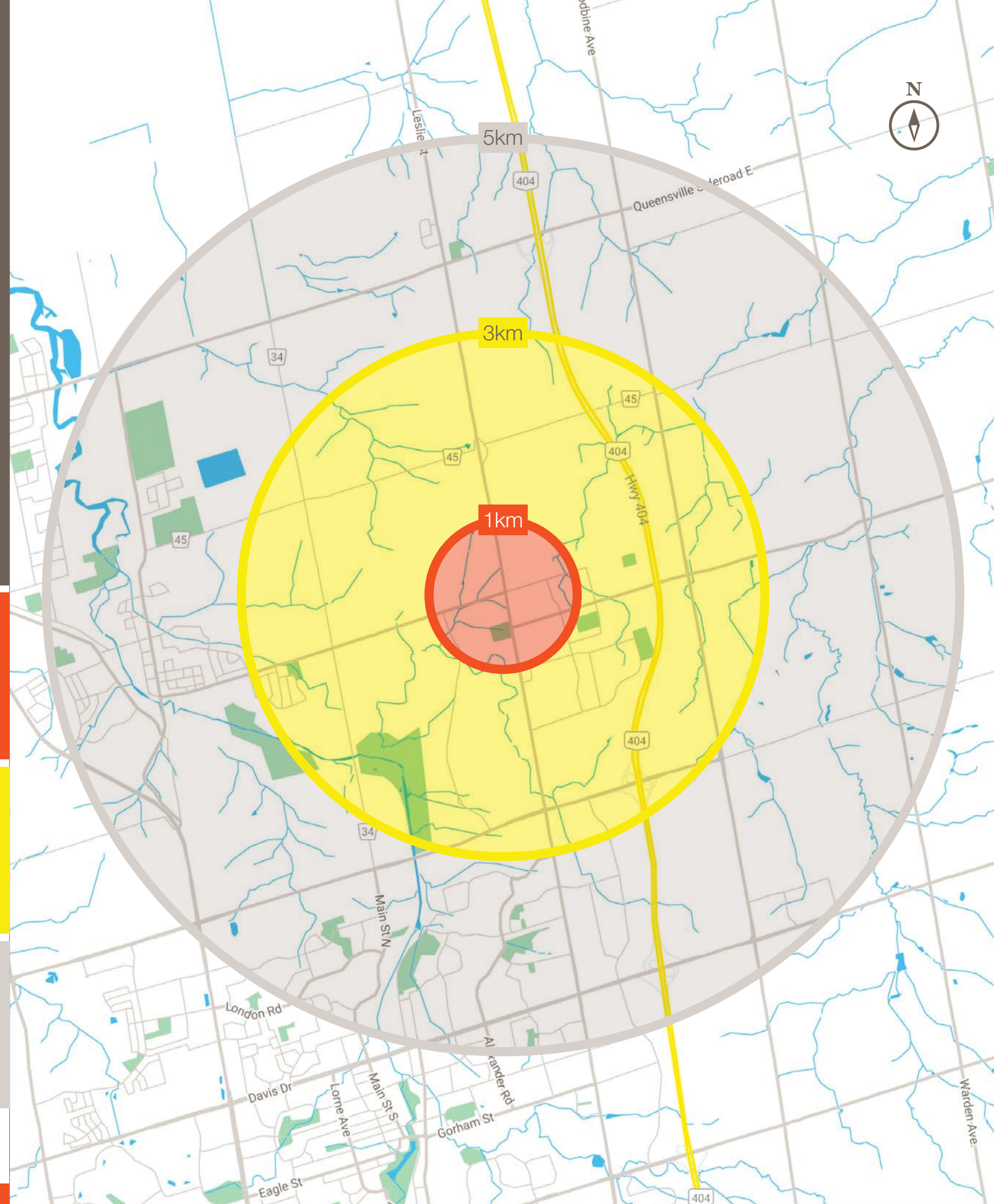


3
Average Household Size



\$112,175
Median Income

Source: 2021 Census Information From Statistics Canada.



Employment Nodes & Major Employers

East Gwillimbury is poised for growth and development in the following areas:

 Construction & Building

 Health Care & Admin. Services

 Manufacturing

 Agriculture & Agrifoods

 Tourism & CleanTech

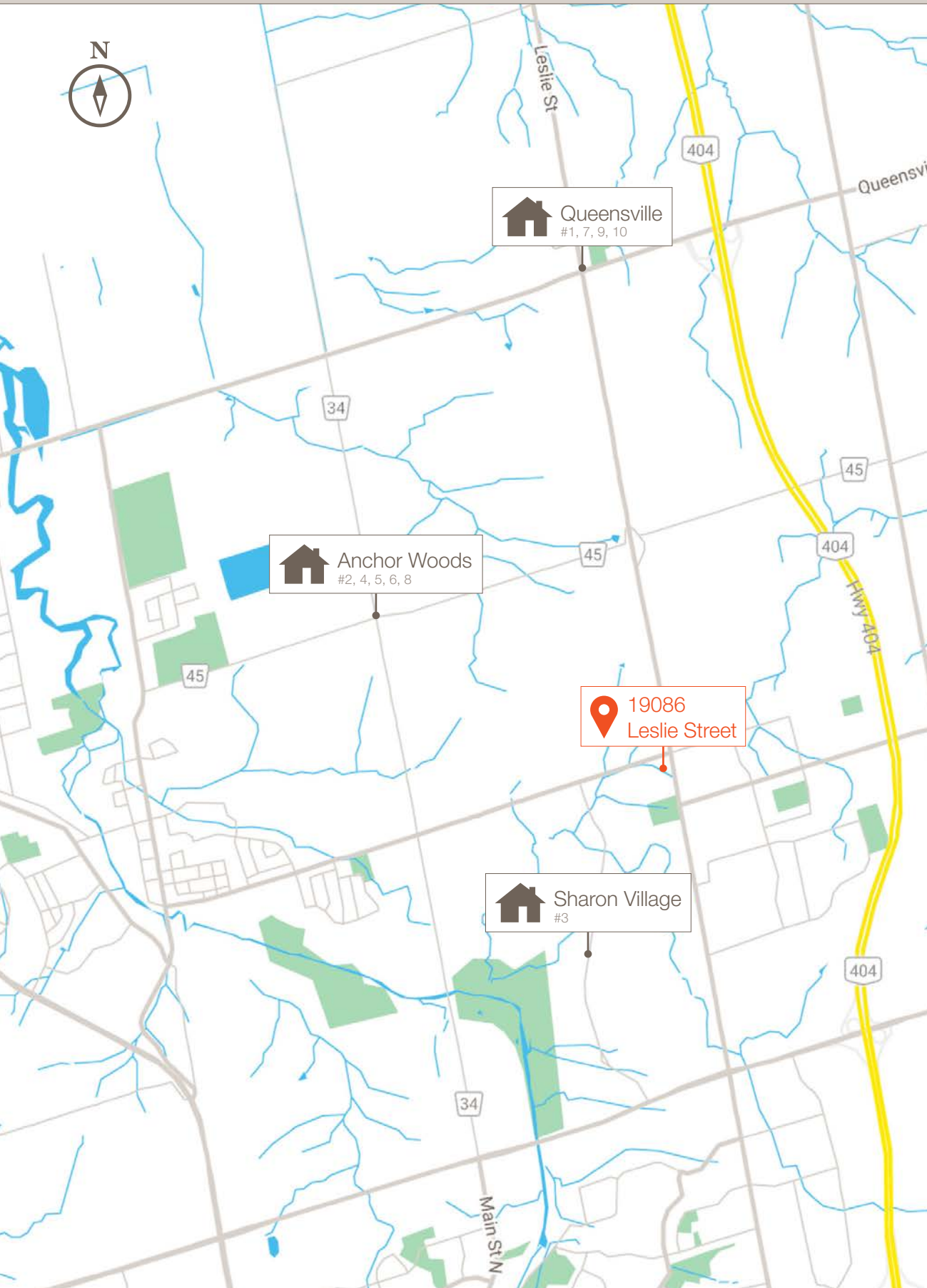
 Logistics & Distribution

 Personal Service & Retail



 AE Natural Meats	 Royal Canadian Riding Academy
 Technicore	 Kelson
 TCS Construction	 York Region
 Metrolinx	 Multimatic
 Inscope Office Interiors	 Lakeview Vegetable Processing
 Loblaw	

Active Developments, East Gwillimbury



1

Queensville

By CountryWide Homes

Type Townhouse	Total Lots 59	Units Sold 51	Remaining 8
Purchase Price Range \$1,339,990 to \$1,399,990	Avg. PPSF \$645		
Size Range (SF) 2,028 to 2,221	Frontage 25'		



2

Anchor Woods

By Regal Crest Homes

Type Semi Detached	Total Lots 98	Units Sold 98	Remaining 6
Purchase Price Range \$1,599,900 to \$1,771,900	Avg. PPSF \$670		
Size Range (SF) 2,197 to 2,853	Frontage 27'		



3

Sharon Village

By Mosaik Homes

Type Detached	Total Lots 16	Units Sold 11	Remaining 5
Purchase Price Range \$1,169,990 to \$1,199,990	Avg. PPSF \$548		
Size Range (SF) 2,095 to 2,230	Frontage 30'		



4

Anchor Woods

By Regal Crest Homes

Type Detached	Total Lots 22	Units Sold 21	Remaining 1
Purchase Price Range \$3,109,900 to \$3,303,900	Avg. PPSF \$674		
Size Range (SF) 4,217 to 5,30	Frontage 60'		

Sold Out Developments, East Gwillimbury (Sold out in April 2023)



Anchor Woods By CountryWide Homes

Type: Townhouse |
 Total Lots: 3 |
 Units Sold: 3 |
 1st Occupancy: 2024-06
 Purchase Price Range: \$1,199,990 to \$1,289,990 |
 PPSF Range: \$602 to \$632
 Size Range (SF): 1,967 to 2,142 |
 Frontage: 25'

Anchor Woods By CountryWide Homes

Type: Semi Detached |
 Total Lots: 4 |
 Units Sold: 4 |
 1st Occupancy: 2024-01
 Purchase Price Range: \$1,374,990 to \$1,389,990 |
 PPSF Range: \$508 to \$512
 Size Range (SF): 2,705 to 2,715 |
 Frontage: 27'

Queensville By Lakeview Homes

Type: Detached |
 Total Lots: 25 |
 Units Sold: 25 |
 1st Occupancy: 2022-11
 Purchase Price Range: \$1,494,990 to \$1,584,990 |
 PPSF Range: \$532 to \$608
 Size Range (SF): 2,500 to 2,950 |
 Frontage: 38'



Anchor Woods By CountryWide Homes

Type: Detached |
 Total Lots: 14 |
 Units Sold: 14 |
 1st Occupancy: 2023-04
 Purchase Price Range: \$1,476,990 to \$1,879,990 |
 PPSF Range: \$486 to \$637
 Size Range (SF): 2,498 to 3,421 |
 Frontage: 45'

Queensville By CountryWide Homes

Type: Detached |
 Total Lots: 9 |
 Units Sold: 9 |
 1st Occupancy: 2024-01
 Purchase Price Range: \$1,345,990 to \$1,639,990 |
 PPSF Range: \$457 to \$564
 Size Range (SF): 2,400 to 3,458 |
 Frontage: 38'

Queensville By Aspen Ridge Homes

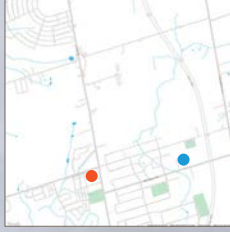
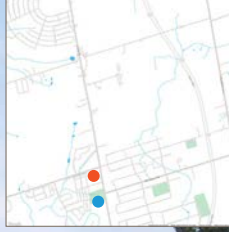
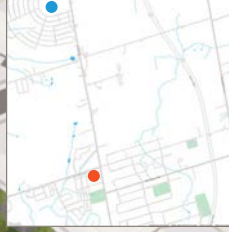
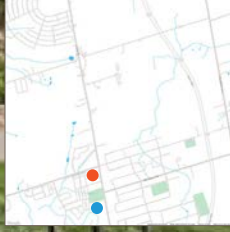
Type: Detached |
 Total Lots: 23 |
 Units Sold: 23 |
 1st Occupancy: 2023-09
 Purchase Price Range: \$1,294,990 to \$1,525,990 |
 PPSF Range: \$485 to \$592
 Size Range (SF): 2,537 to 2,802 |
 Frontage: 38'



Photos of East Gwillimbury



- 19086 Leslie Street
- Photo Feature





Aran Pope

Senior Vice President,
Sales Representative
905.695.9172
apope@lennard.com

Noah Schwartz

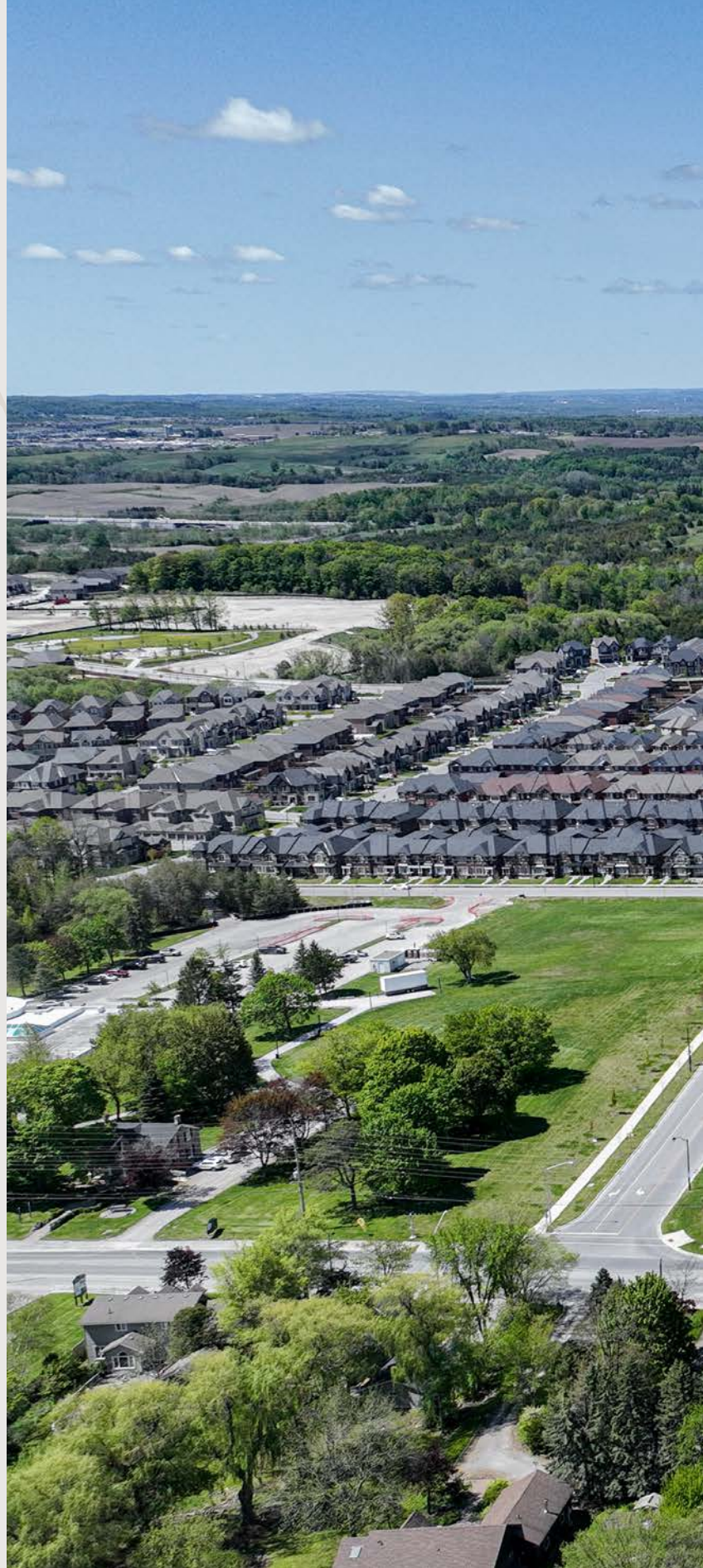
Senior Vice President,
Sales Representative
416.649.5943
noah@lennard.com

Brennan Shier

Vice President,
Sales Representative
905.695.9258
bshier@lennard.com

Lennard Commercial Realty

201-60 Columbia Way
Markham, ON L3R 0C9
905.752.2220



Lennard:

Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.