



ALHALLA VILLAGE

TORONTO, ON

INVESTMENT SUMMARY



THE OFFERING

300, 302, 304 The East Mall, Toronto, Ontario ("Valhalla Village", the "Property") represents a rare opportunity to acquire a large-scale development site with holding income at The East Mall and Bloor Street West, in the rapidly expanding Islington neighbourhood of Toronto West.

Currently subject to a rezoning application for a large-scale mixed-use development, the Property's existing improvements include a three-building, 336,832 square feet ("sf") office complex with generous on-site parking, which will provide holding income to potential purchasers throughout the remainder of the development process. The existing leases allow for flexibility in terms of timing to development.

DEVELOPMENT OPPORTUNITY

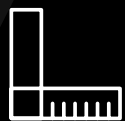
The Property offers an excellent opportunity to develop a large-scale, transit connected community. The Vendor is well underway in the entitlement process, which began in October-2018. The anticipated approval of the rezoning application, which contemplates three towers and one mid-rise building totaling approximately 986,500 sf of gross floor area ("GFA") is expected by Q1-2020. The development proposes 867 residential units and approximately 43,000 sf commercial space that will provide excellent on-site amenities to residents. Valhalla Village will be situated within one of Toronto's fastest growing residential neighbourhoods, Etobicoke Centre, which has delivered over 2,396 residential units to the market in the last three years.



DEVELOPMENT HIGHLIGHTS



4.5 ACRES
(195,505 SF) SITE AREA



± 986,500 SF
GROSS FLOOR AREA



30 +
STOREYS



± 867
RESIDENTIAL UNITS



± 825
PARKING STALLS

TORONTO

ETOBICOKE



LOCATION

The area surrounding the Property has seen substantial recent development activity, driven by strong demand for new residential units in this dynamic Toronto West neighbourhood.

The area offers excellent transit and highway connectivity and a more affordable alternative for buyers seeking a transit-oriented locale outside of Toronto's downtown core.

The Property is directly served by the Toronto Transit Commission's ("TTC") 49 and 111 bus routes and is just 2 km from Kipling Subway and GO Stations.

Highway 427 is directly accessible from the Property, offering immediate access to the 400-series highways and the entire Greater Toronto Area.

Bus Lines Subway Train



10 M
TTC Bus



2 KM
Kipling GO, TTC



50 M



2.8 KM



6.5 KM

PROPERTY OVERVIEW

The Property comprises a generous 4.5-acre site, which is currently improved with three office towers that range from six to nine storeys and total approximately 336,832 sf of rentable area. The Property has been strategically managed by the Vendor, resulting in a relatively low weighted average remaining lease term and includes clauses which provide for termination in the event of redevelopment, while providing attractive holding income for potential purchasers throughout the remainder of the development process.

BUILDING ADDRESS	300 THE EAST MALL	302 THE EAST MALL	304 THE EAST MALL	CONCOURSE	TOTAL
YEAR COMPLETED	1973	1974	1976	1973-1976	1973-1976
SITE AREA	4.5 ACRES				
# OF FLOORS	6	6	9	1	9
OFFICE GLA (SF)	84,548	82,458	137,626	32,200	336,832
CURRENT OCCUPANCY	55%	88%	0%	77%	43%
# OF TENANTS	9	8	0	6	22
WALT (YEARS)	3.9	2.0	N/A	4.4	3.0



BLOOR STREET WEST

THE EAST MALL

GIBBS ROAD



FREE AND CLEAR

Free and clear of existing financing. JLL has identified early, indicative financing terms, which we would be pleased to discuss with prospective purchasers.

OFFERING PROCESS

Jones Lang LaSalle Real Estate Services, Inc. (the “Advisor”) has been exclusively retained by KS 300, 302 & 304 The East Mall Inc. (the “Vendor”) to seek proposals to acquire the Property. Interested parties will be required to execute and submit the Vendor’s form of Confidentiality Agreement prior to receiving detailed information about the Property. Additionally, interested parties will be invited to submit a Letter of Intent on a specific date that will be communicated by the Advisor at least fourteen (14) days in advance.

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