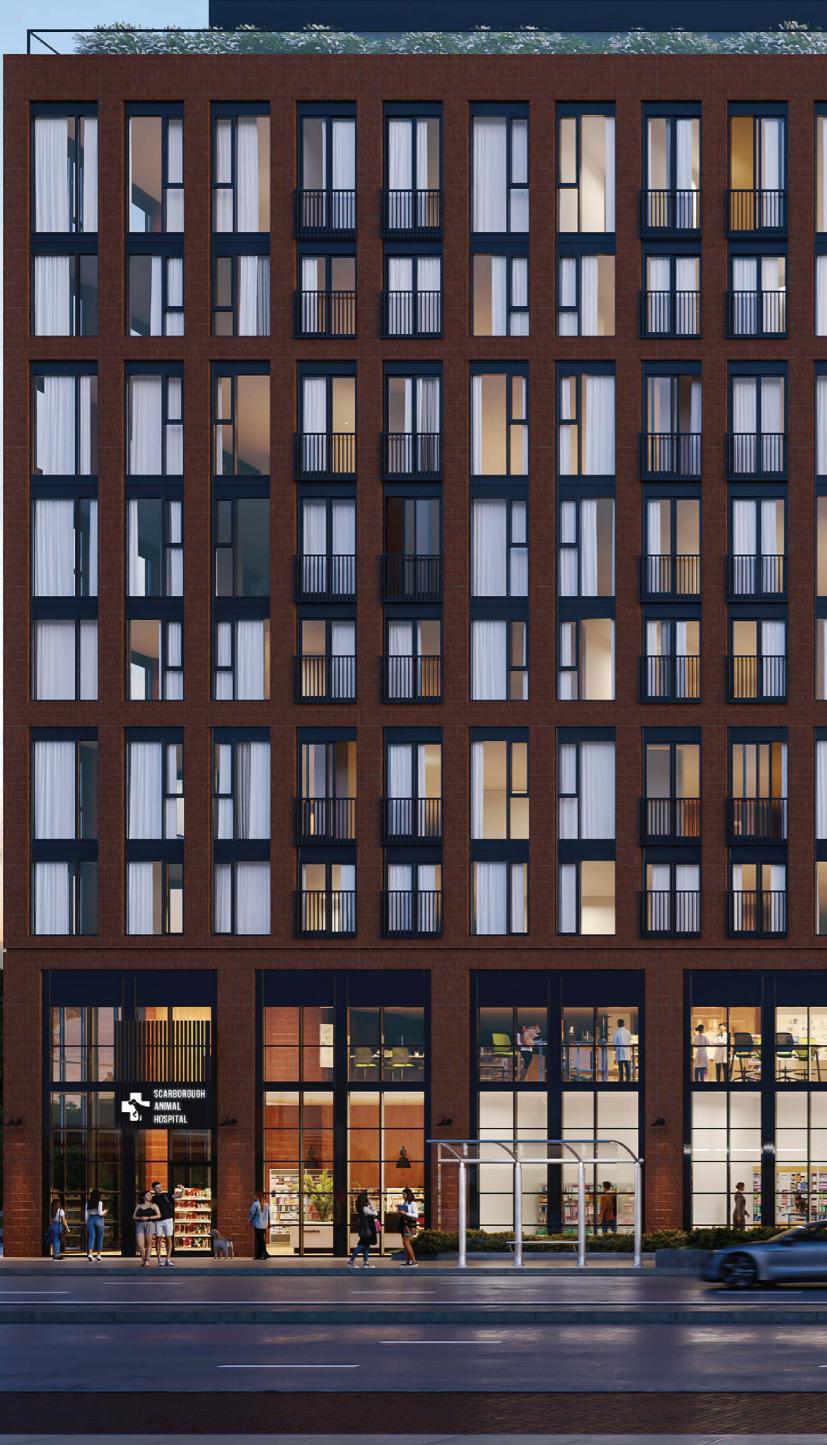


Cliffside

Take Your Investment To New Heights



Value & Affordability

Toronto Address with Scarborough Prices

- Prime investment opportunity along Toronto's waterfront with cityscape and lake views.
- Scarborough properties rank most affordable in Toronto with high appreciation rates.
- Cost of living approx. 10% lower than the Toronto average.



Prize Location

- Cliffside's prize location offers a unique opportunity to live by the iconic Scarborough Bluffs.
- Situated in one of Toronto's greenest boroughs and central to amenities including parks, trails, golf courses, community centres, outdoor water activities, grocery stores, shops, restaurants, and entertainment amenities.



Effortless Transit & Connectivity

- With a TTC stop located on-site, effortless transit is at your doorstep connecting you to Toronto and the GTA via TTC and GO transit.
- 10 minute bus ride/15 minute walk to the GO station.
- Quick access to major highways (Don Valley Parkway & Highway 401 & 404)
- Upcoming LRT and subway extensions will further reduce transit times

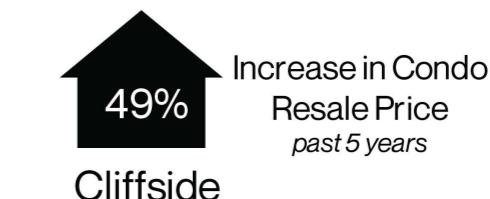
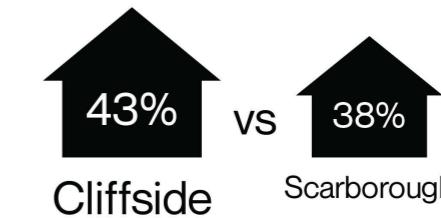


Quality Education

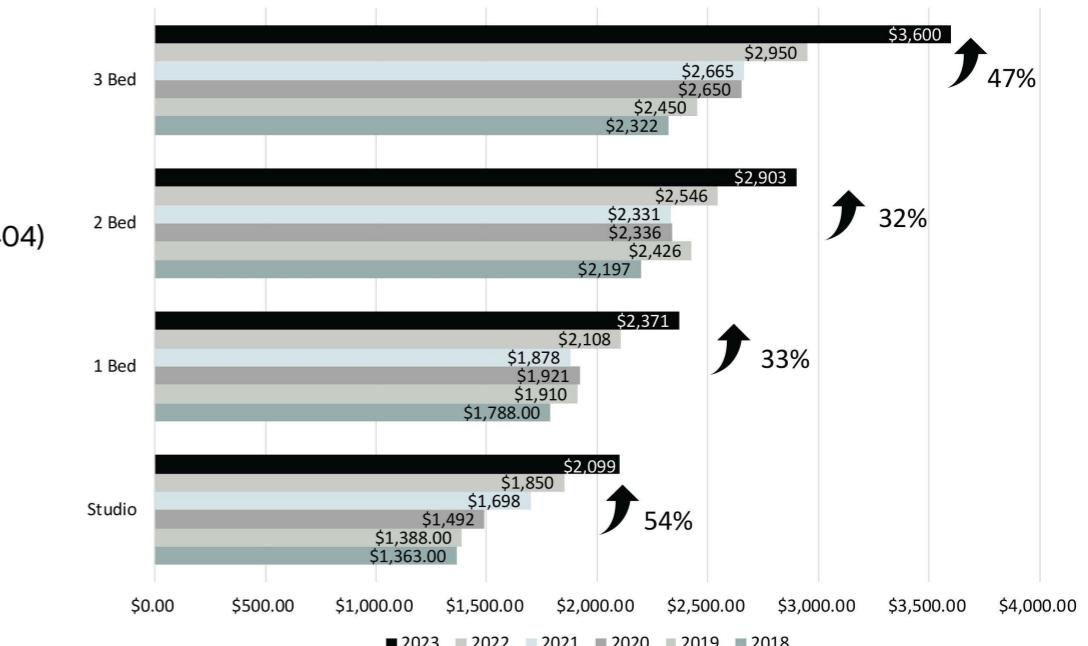
- Future home to University of Toronto Scarborough Academy of Medicine and Integrated Health.
- Accessible to three top ranked post-secondary schools: University of Toronto, Toronto Metropolitan University, and Centennial College.
- Excellent local public and private primary and secondary schools including French Immersion.

Toronto East Advantage

Increase in Rental Rates *past 5 years*



Cliffside Village Condo/Apt Avg. Rental Rates



Source: TRREB Market Reports

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Baker

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Cliffside

Toronto East at Cliffside

Walk Score

90

Transit Accessibility



Extensive Range of Local Amenities

- Ample Green Space
- Community Centers
- One-Of-A-Kind Shops
- BlogTO Recognized Hotspots

7 minutes to Warden Station
7 minutes to Victoria Park Station
5 minutes to Scarborough GO Station



Toronto
Metropolitan
University

CENTENNIAL
COLLEGE

Employment Growth

Scarborough's thriving job market is another testament to its robust economy. Key sectors like healthcare, education, retail trade, and manufacturing are expanding, offering a wealth of employment opportunities attracting more residents. Today, the area is one of the top new secondary business districts outside of DT Toronto.

Easy Access to All Transit



Population Increase and Demand

Toronto is the #1 fastest growing city in North America, by 2030, Toronto will see a 30% increase in population as 800,000 people will have moved to Toronto. 1.5 million permanent residents will settle across Canada in the next 3 years. Scarborough is one of the most diverse communities in Canada. Approximately 60% of Scarborough's residents that make up the neighborhood's population are foreigner-born who have immigrated in the last 40 years.

Approximately 12,000 units coming soon to the Cliffside Neighbourhood

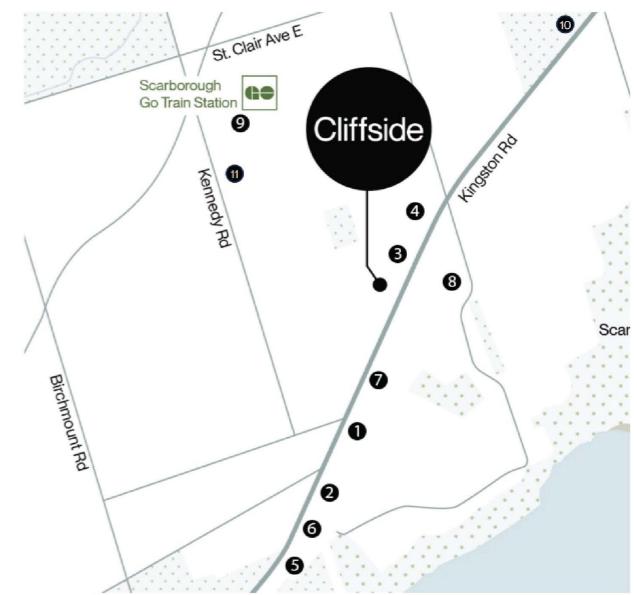
1	Completed 2018	250 Units
2	Completed 2023	190 Units
3	Est Completion 2024	39 Units
4	Est Completion 2026	40 Units
5	Est Completion 2027	163 Units

6	TBD	414 Units
7	TBD	318 Units
8	TBD	53 Units
9	TBD	6000+ Units
10	TBD	551 Units
11	TBD	3000+ Units

682 Units
in development

6	TBD	414 Units
7	TBD	318 Units
8	TBD	53 Units
9	TBD	6000+ Units
10	TBD	551 Units
11	TBD	3000+ Units

10,336+
Units Planned



Community Growth

Scarborough's municipality has a development plan to revitalize the neighbourhood, including the addition of approx. 12,000 units in Cliffside Village. LCH Developments has been approved to build 1,200 given their experience, trusted track record, and commitment to the city.

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