

THE BEST REASONS TO INVEST IN THE GEORGIAN



STRONG COMMUNITY
LIVABILITY SCORE: 75



GREAT EMPLOYMENT
OPPORTUNITIES



EXCELLENT TRANSIT
ACCESSIBILITY



FANTASTIC
AREA AMENITIES



PROXIMITY TO
EXCELLENT EDUCATION



A SOUND REAL ESTATE
INVESTMENT



LOCATED IN THE
DOWNTOWN CORE



PROXIMITY TO EXCELLENT EDUCATION

Some of the country's finest educational institutions are located within minutes of The Georgian, making it an appealing location for investors and end-users alike.

Some facts:

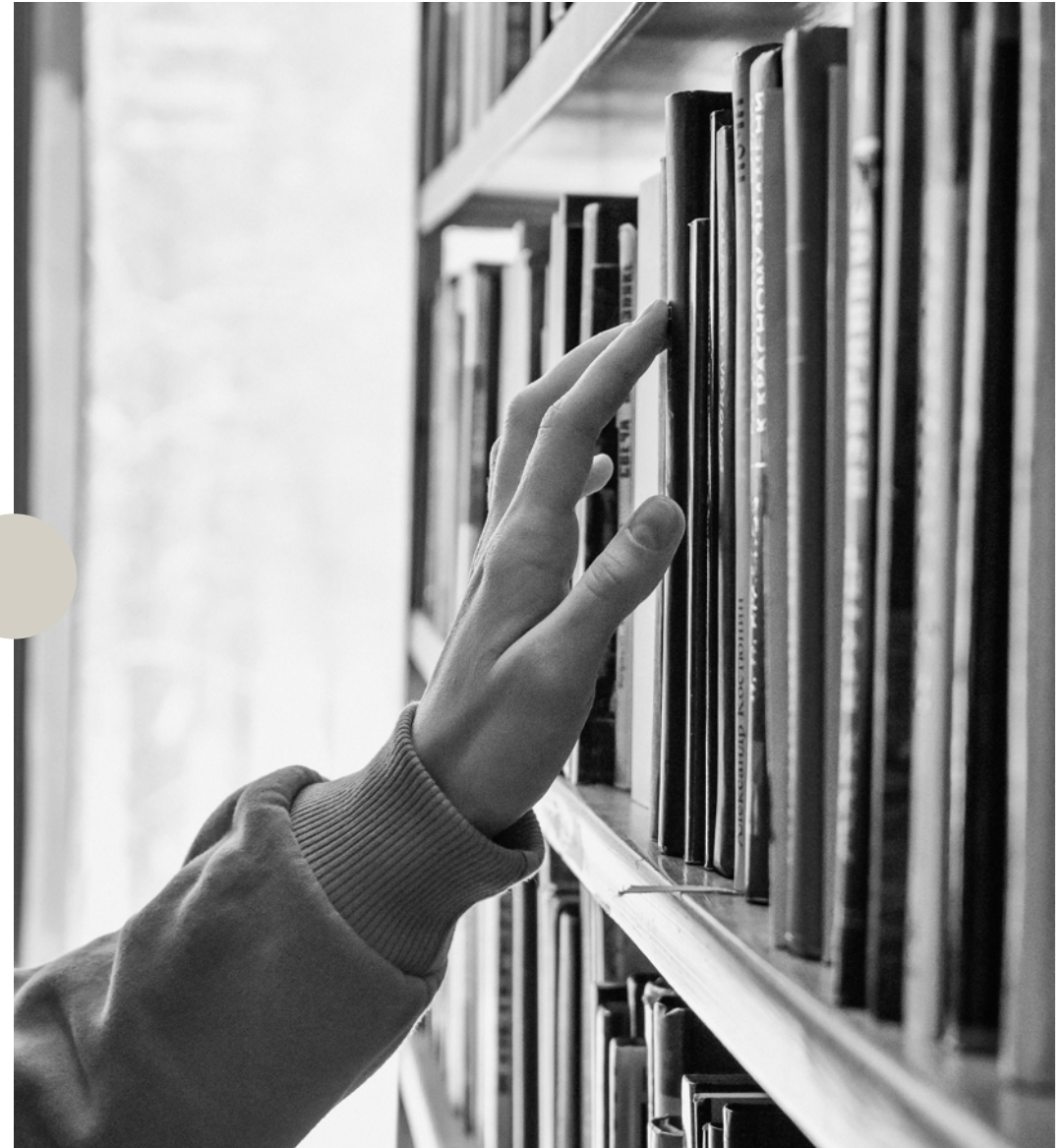
1. 16 min walk / 3 min bike ride to Ryerson University
2. 19 min bike ride to George Brown College
3. 6 min bike ride to Toronto Film School
4. 10 min bike ride to University of Toronto St. George Campus / 8 min car ride / 15 min bus ride
5. 13 Public Schools
6. 4 Catholic Schools

RATING
B-

Avg. test scores
5% ↑ NAT. AVG.

High school dipl.
4% ↑ NAT. AVG.

Bachelors degree
3% ↑ NAT. AVG.

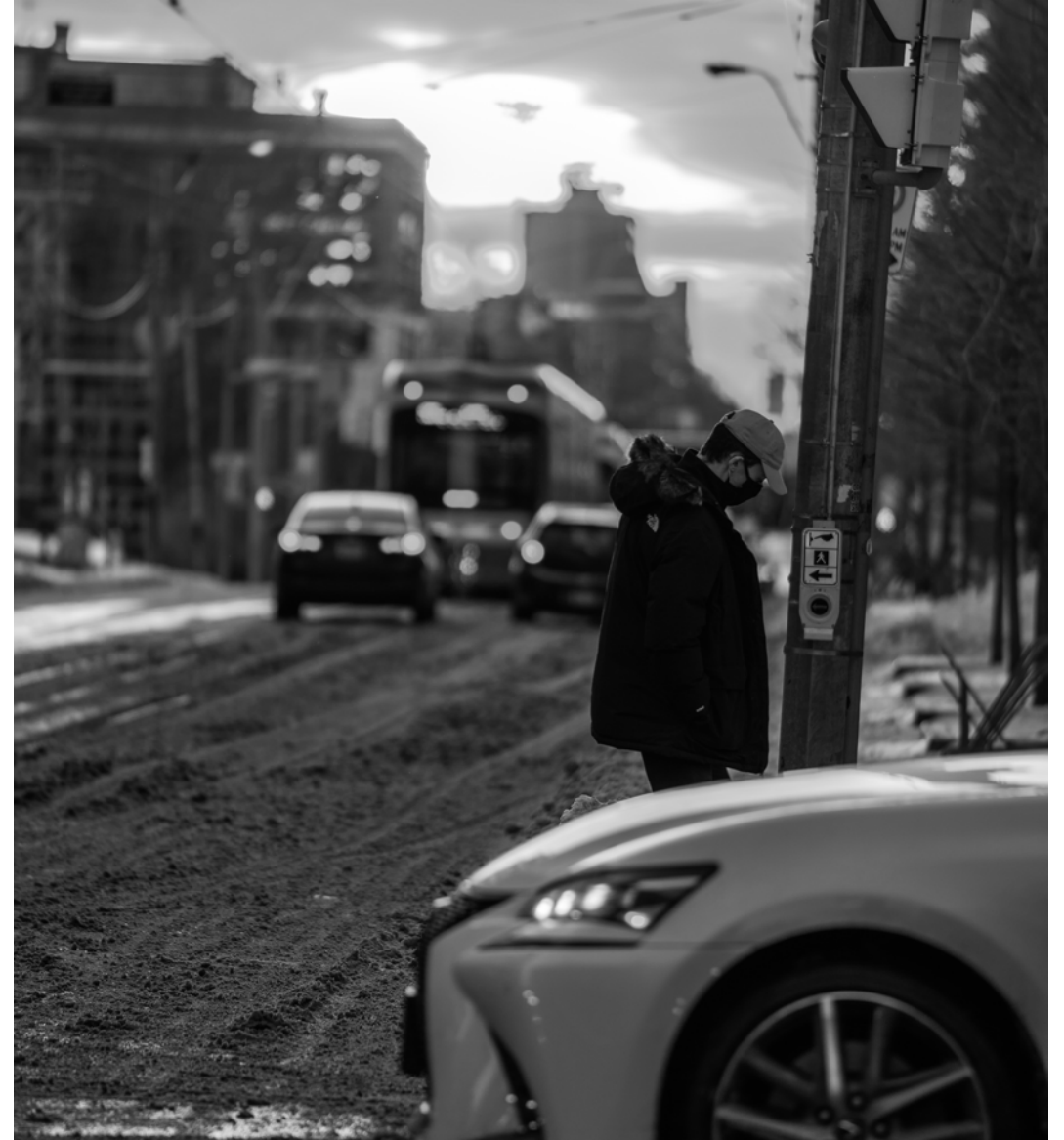


The Best Reasons to Invest in The Georgian



EASY TRANSIT & ACCESSIBILITY

1. With a **Transit Score of 93**, The Georgian has exceptional accessibility to convenient transit
2. The **506 Line streetcar** stops at Parliament and Gerrard Street East (just 2 minutes from The Georgian)
3. The **nearest subway stations** are College Station on Line 1 (accessible by 506 streetcar) - Castle Frank Station on Line 2 (accessible by 65 bus)





FANTASTIC AREA AMENITIES

Cabbagetown South is a walkable, bikeable, ridable neighbourhood where all of the attractions of the city are easily accessible.

WALK IT:

- Allan Gardens – 2 minutes
- Toronto Eaton Centre – 17 minutes
- St. Lawrence Market – 14 minutes
- Distillery District – 19 minutes
- George Brown – 9 minutes
- Ryerson – 15 minutes
- Scotiabank Arena – 25 minutes
- Dundas Station – 13 minutes
- Bus Stop – 2 minutes

BIKE IT:

- George Brown College – 19 minutes
- St. Michael's Hospital – 7 minutes
- St. Lawrence Market – 11 minutes
- Dundas Square – 6 minutes
- Yonge and Bloor – 9 minutes
- Nearby trails Riverdale – 10 minutes
- Waterfront Trail Sugar Beach – 14 minutes

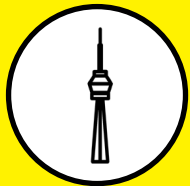


CATCH IT:

The Georgian offers the opportunity to live with transit at the door, connecting you to subway routes, GO, and UP Express.



The Best Reasons to Invest in The Georgian



LOCATED CLOSE TO THE DOWNTOWN CORE

With some of Canada's most popular cultural venues just a short streetcar ride away, residents at The Georgian can easily enjoy the arts.

- Live shows at The Royal Alex, The Princess of Wales, Massey Hall, Four Seasons Centre, Ed Mirvish Theatre, Jane Mallett Theatre, Meridian Hall and Scotiabank Arena
- Live sporting events at Rogers Centre, Scotiabank Arena, BMO Field
- Art Galleries including AGO and Museums like the ROM, Hockey Hall of Fame, Bata Shoe Museum

Many local and city festivals and events take place in Cabbagetown, including:

- Film Festival
- Pride Parade
- Caribana
- Holiday in The Patch
- Halloween Happy Hour
- Live Music in The Patch
- A New Beginning (art walk)
- CafeTO Art Walk
- Deck the Holidays
- The Cabbagetown Festival

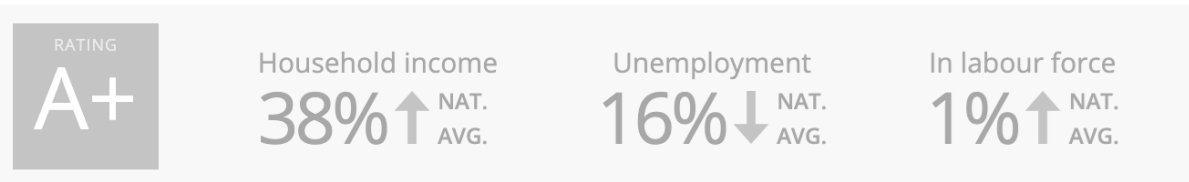


The Best Reasons to Invest in The Georgian



GREAT EMPLOYMENT OPPORTUNITIES

1. **Close proximity to Downtown Toronto**, the Financial District, the Entertainment District, the Waterfront, major hospitals and major colleges and universities
2. Many neighbourhood **employment opportunities**
3. The **median household income** in downtown Toronto is **approx. 40%** higher than the national average



The Best Reasons to Invest in The Georgian



EXCELLENT RESALE STATISTICS

Average Price In Immediate Area

DETACHED HOME:

\$999,000 - \$3,228,000

CONDO 1 BED:

From \$598,000

CONDO 2 BED:

From \$995,000

CONDO 3 BED:

From \$1,400,000



The Best Reasons to Invest in The Georgian



EXCELLENT REAL ESTATE INVESTMENT DETACHED HOME RENTAL RATES

Average Price In Immediate Area

1 BED:
\$1,100 - \$1,700

1 BED + DEN
\$2,000 - \$2,550

2 BED:
\$2,550 - \$2,900

3 BED:
\$4,500 +



The Best Reasons to Invest in The Georgian



EXCELLENT REAL ESTATE INVESTMENT CONDO RENTAL RATES

Average Price In Immediate Area

1 BED:
\$2,200 +

2 BED:
\$2,700 +

3 BED:
\$3,200 +



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