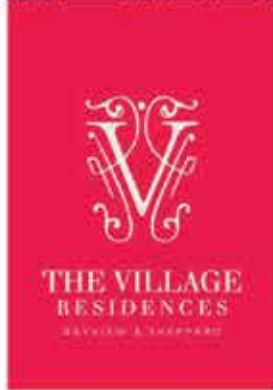


Project Spotlight:
The Village Residences - Bayview and Sheppard



A BOUTIQUE
STATEMENT
OF URBAN
REFINEMENT

Sophisticated and stylish, **The Village Residences** will stand out with its sleek precast and glass facade, punctuated by linear bands of glass balconies. Landscaping all around buffers the building from the bustle of Sheppard Avenue, making it an elemental urban oasis in this great location. The landscaping culminates in a beautiful, private outdoor amenity terrace for the exclusive use of residents and their guests.

For more information, please contact:

Olivia Leung,
Sales Representative
Cell: 416.625.2888

Or contact your local Living Realty representative for more details.



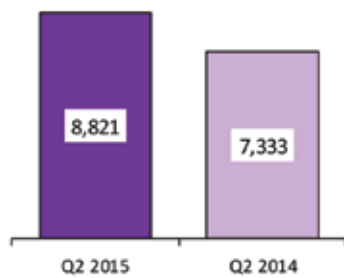
Rental Demand Remains Strong in Q2 2015

Toronto, July 17, 2015 – Toronto Real Estate Board President Mark McLean announced that GTA REALTORS® reported 8,821 condominium apartment rentals through TREB's MLS® System in the second quarter of 2015. This result represented a 20.3 per cent year-over-year increase compared to 7,333 condo apartment rentals reported in Q2 2014. Growth in the number of units rented tracked closely with the number of condo apartments listed for rent during the second quarter increasing by 23 per cent annually.

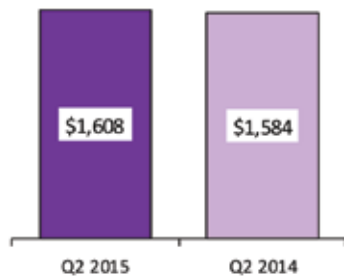
"The demand for rental accommodation in the Greater Toronto Area increased in the second quarter in response to the sustained population growth we continue to enjoy as a result of our region's status as one of the best places to live and do business," said Mr. McLean. "Many renter households continued to focus their attention on investor-owned condominium apartments. So much so that the strong growth in the supply of units for rent was closely matched by the growth in the number of units rented, indicating that there exists a certain degree of pent-up demand in some segments of the rental market," McLean continued.

For TREB's market area as a whole, average rents for one-bedroom and two-bedroom apartments, which made up a combined 94 per cent of rental transactions, were up by 1.5 and 4.5 per cent respectively to \$1,608 and \$2,239. "Growth in average rents is generally impacted by both market conditions and the type and size of units rented from one period to the next. Both of these factors played into rent increases over the past year, but the bottom line is that despite robust listings growth, strong renter demand has provided a firm foundation for rents," said Jason Mercer, TREB's Director of Market Analysis. Source: Toronto Real Estate Board

Total TorontoMLS
Apartment Rentals



TorontoMLS
Avg. 1-Bdrm. Apt. Rent



Pier 27 Tower



The Ravines



Clover on Yonge



Eau Du Soleil



Liberty Central Two



Enclaves of McNicoll

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Pier 27 Tower (Yonge/Queens Quay) by Cityzen/Fernbrook
The Ravines (Valleywoods/York Mills/DVP) Urban Capital/ALIT
Clover on Yonge (Yonge/Wellesley) by Cresford Developments
Liberty Central by the Lake TWO (King West area) by CanAlfa
The Enclaves of McNicoll (Don Mills/McNicoll) by LiVante
Eau du Soleil (Lakeshore/Parklawn) by Empire Communities

(No line ups, just make your selection at the best price before it releases to the general public!)



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國, 粵, 英語



835 sf 2 Bedrooms \$415,000
2015 Sheppard Avenue East, Unit 1410



900 sf 2 Bedrooms \$529,900
100 Harrison Garden Blvd, GPH17



750 sf 2 Bedrooms \$379,900
2015 Sheppard Avenue East, Unit 1411

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Branch Manager

(416) 223-8833

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- Offices on the second floor. Large storage room.
- Retail spaces on main floor.
- Basement was used as a restaurant.
- 6 parking spaces at rear of building.
- Motivated vendors, owner retired.

Treviso - Phase I

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in Yorkdale - Glen Park

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- 15,000 Upgrade
- 2 bedrooms, 2 washrooms,
1 Parking, 1 Locker

Exclusive VIP Special

The Ravine -
York Mills
- Close to DVP

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