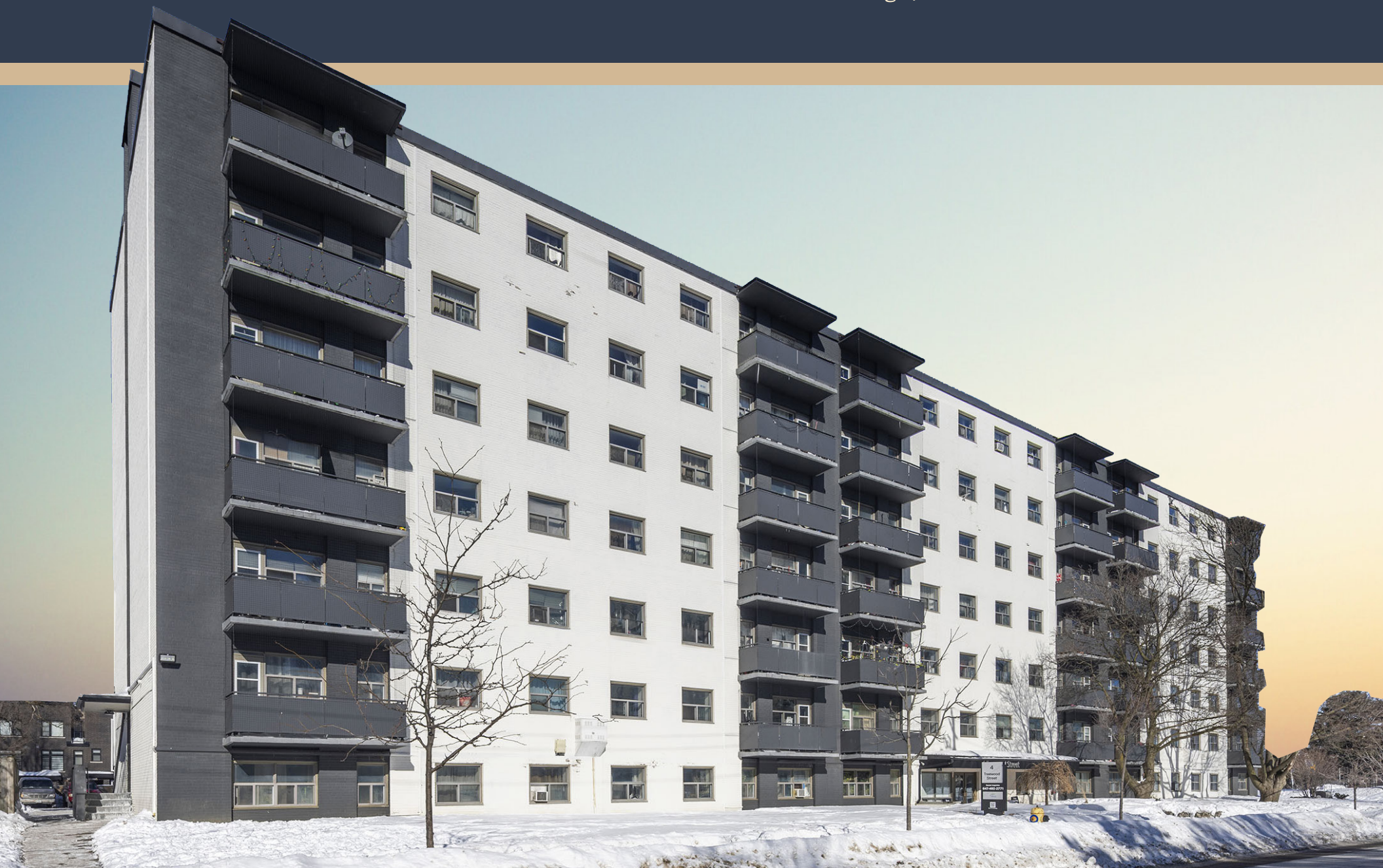




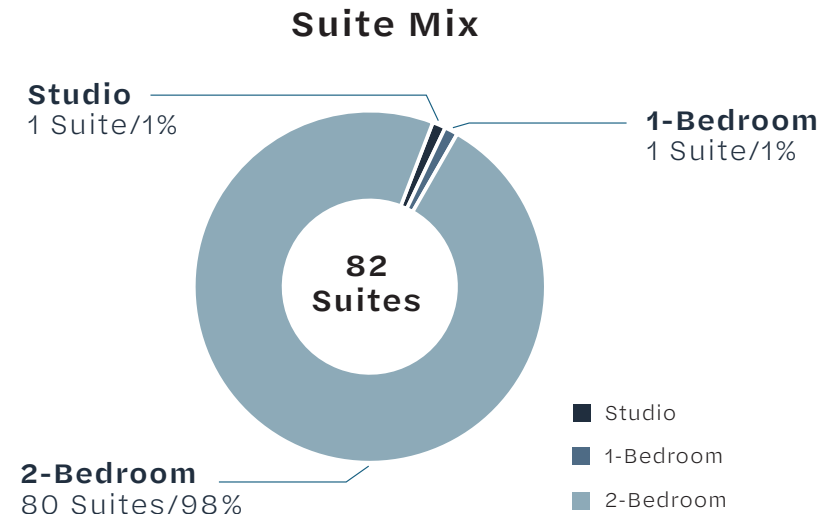
TREWOOD APARTMENTS

4 Treewood Street | Scarborough, ON



OFFERING OVERVIEW

Jones Lang LaSalle Real Estate Services, Inc. ("JLL"), as the exclusive advisor, is pleased to present a 100% freehold interest in Treewood Apartments. The Property is comprised of 82 suites, with 98% being two-bedrooms, located at 4 Treewood Street in Scarborough, Ontario. The Property has benefitted from a comprehensive capital improvement program.



Year Built
1961



Acres of Land
~1.39



Number of Suites
82



% of Renovated Suites
23% (19 suites over the past five years)



Average Suite Size
811 SF



Capex Improvements
Key Upgrades to interior suites, common areas, structural and mechanical improvements



Parking
105 Surface Stalls



Rental Upside
\$934 (66%) gap between average rents and average asking rents

4 TREWOOD ST



EVOLVING NEIGHBOURHOOD

The impact of the newly opened Eglinton Crosstown LRT and the planned Line 2 subway extension on urban development is becoming more observable and bridges the divide between Scarborough and the rest of the city. The eastern GTA, primarily within Scarborough, has experienced a prolonged period of expansion and focused densification, with mixed-use nodes coming to life. Treewood Apartments is located optimally to take advantage of the transformation occurring as a result of new developments, like the Golden Mile Secondary Plan, as a variety of new public amenities and services reshape the area.



HIGHLIGHTS



Drive Downtown
30 MIN



Scarborough Population
632,095



Vacancy Rate
2.8%





404

401

AGINCOURT

KENNEDY COMMONS PLAZA

SCARBOROUGH TOWN CENTRE

SCARBOROUGH CENTRE

4 TREEWOOD ST

LAWRENCE

DON VALLEY PARKWAY

Lawrence Ave E

Victoria Park Ave

Eglinton Ave E

GOLDEN MILE

EGLINTON

KENNEDY

SCARBOROUGH

CROSSTOWN

WELL EXECUTED RESTORATION & REPOSITIONING CAMPAIGN

Comprehensive common area, structural and mechanical improvements have been completed since 2020.

MARKET LEADING SUITE IMPROVEMENT PROGRAM IN PLACE

Almost 23% of the suites have been renovated to modern standards of aesthetics and materials.



TREWOOD APARTMENTS

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*Sales Representative / **Broker