

PLATINUM BROKER
PREVIEW

Zadegan Group Realty 4166180188

[K u - z u : i a n]
REAL ESTATE



Enviably Oakville

Distrikt Trailside complements Oakville's beauty and premier livability is taken a step further. This master-planned community of condominiums and two - storey suites nestled amid verdant parks and untouched ravines combines lush surroundings with superior connectivity at your doorstep. Experience a lifestyle imbued with fine dining, world-class shopping, Lake Ontario, and some of the best public and private schools in the area.

With the Success of Oakville's greatest project launch, Distrikt Trailside is excited to add the next phase of luxury and smart living in this award winning project. Distrikt Trailside 2.0 is here.



THE BEAUTY OF OAKVILLE





10 REASONS TO BUY IN OAKVILLE



01

Ranked the number 1 place to live in Canada by Money Sense Magazine



02

Incredible employment opportunities and programs to fund businesses



03

Easy access to the top schools and post secondary institutions



04

Plenty of recreational and sports facilities



05

Excellent real estate investment



06

Close proximity to top medical facilities



07

Oakville GO Station is the second largest train terminal behind to Union Station



08

Only 30 minutes from Toronto



09

Rated one of the safest places to live



10

2,500 acres of parkland along with beautiful shoreline

THE CENTRE OF OAKVILLE

DEMOGRAPHIC

- English
- Scottish
- Irish
- Italian
- German
- French
- Polish
- East Indian
- Chinese
- Iranian

RECREATION

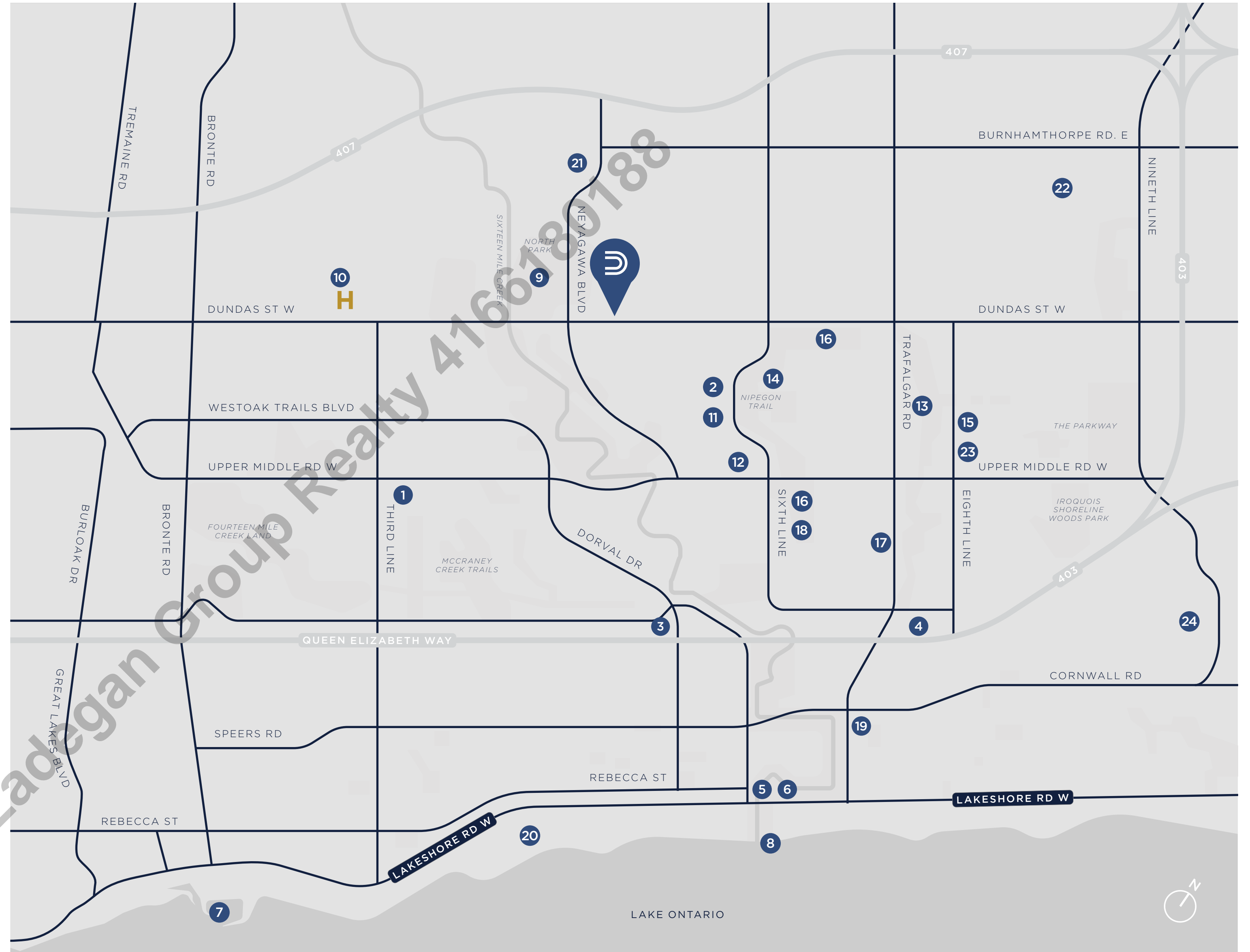
- 1 Oakville Soccer Club
- 2 River Oaks Community Centre
- 3 Goodlife Fitness
- 4 National Fitness
- 5 Oakville Galleries
- 6 Oakville Centre for the Performing Arts
- 7 Bronte Outer Harbour Marina
- 8 Oakville Harbour
- 9 Sixteen Mile Sports Complex

HEALTHCARE

- 10 Oakville Trafalgar Memorial Hospital

SCHOOLS

- 11 Holy Trinity Catholic School
- 12 St. Andrew Catholic Elementary School
- 13 Trafalgar Ridge Montessori School
- 14 River Oaks Public School
- 15 Iroquois Ridge High School
- 16 Munn's Public School
- 17 Sheridan College
- 18 White Oaks Secondary School
- 19 MacLachlan College
- 20 Appleby College
- 21 King's Christian Collegiate
- 22 Fernhill Private School
- 23 Oakville Academy for the Arts
- 24 Liaison Culinary College





Oakville Trafalgar Memorial Hospital

- State-of-the-art hospital offering a full range of health services
 - 1.6million-square-foot, \$2.7billion facility
 - First digital hospital in Oakville
 - 457 “smart” patient rooms



Sixteen Mile Sports Complex






- 79-hectare, LEED Gold certified sports park and complex
 - 6 new sports fields
- 1 Olympic-sized and 3 NHL-sized ice pad with seating for 1,500 spectators
 - Connecting to nature and BMX trails, splash pads, and dog parks

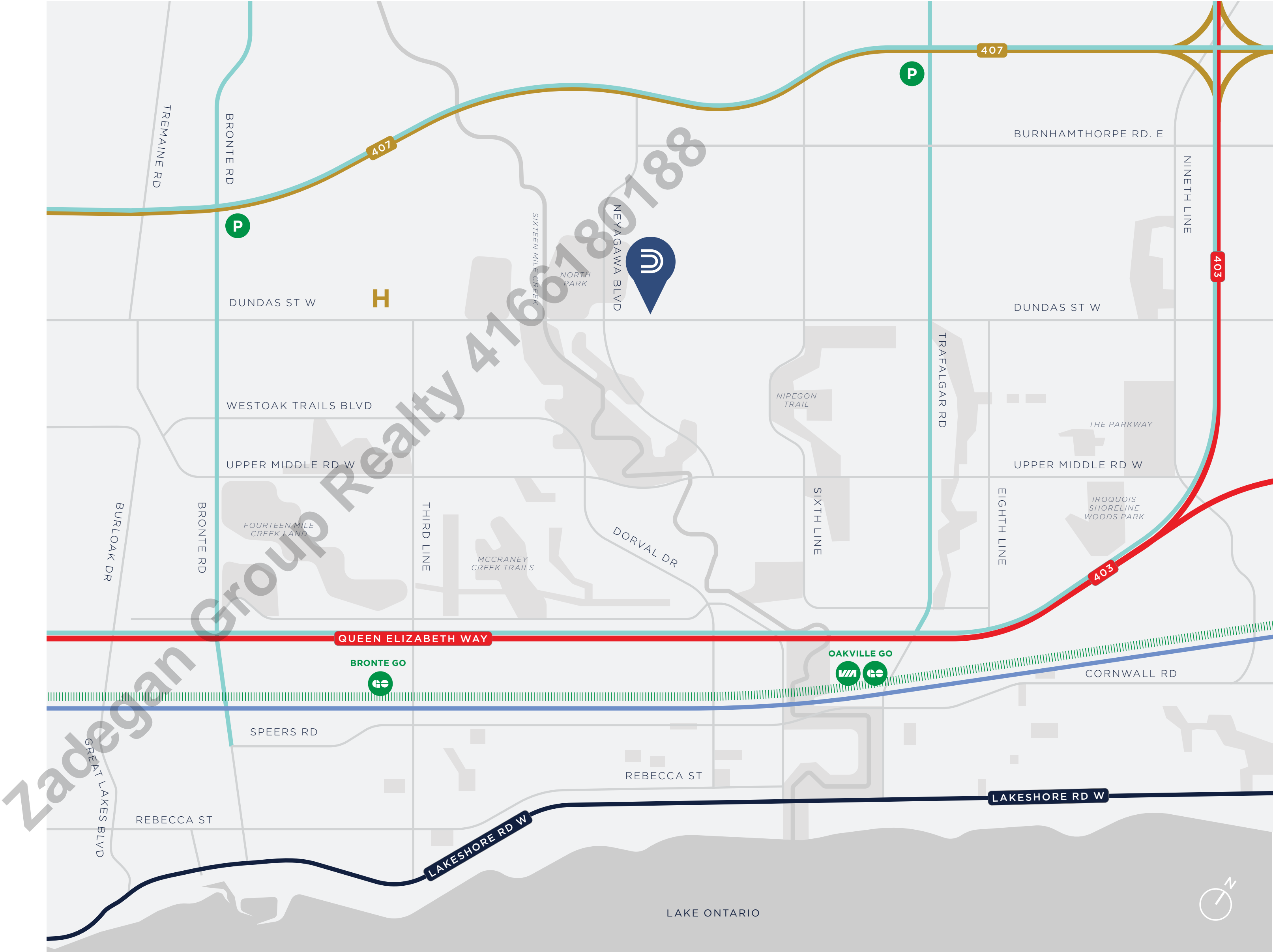
Both within walking distance from Distrikt Trailside



EASY ACCESS TO ALL MAJOR HIGHWAYS AND TRANSIT HUBS

Getting around Oakville or anywhere else in the GTA is easy. Simply choose your preferred mode of transportation and access anywhere you desire in a matter of minutes. Over 25 regular transit routes. Oakville was the first city to incorporate the Presto Card.

-  QEW/Highway 403
-  Highway 407
-  Go Transit Bus Routes
-  GO Transit Line
-  VIA Rail Station



OAKVILLE ANNOUNCED AS AN ANCHOR HUB!

An Anchor Hub joins together diverse forms of public transportation, making the surrounding area very easily accessible for commuters. With the Oakville GO Station on the Lakeshore West Line and the bus loop for Oakville Transit, along with plans to integrate the Regional Express Rail, Rapid Transit and local service, Oakville is recognized an Anchor Hub in the Greater Toronto Hamilton Area.

APPROX. **5,000**

people enter Oakville for work. This number will only continue to grow as the commuting experience becomes even more efficient.



SOME KEY POINTS

Anchor Hubs have the potential to transform the regional urban structure because they are anchors of the regional transportation system.

85%

of GO Train commuters live within 5 km of a station

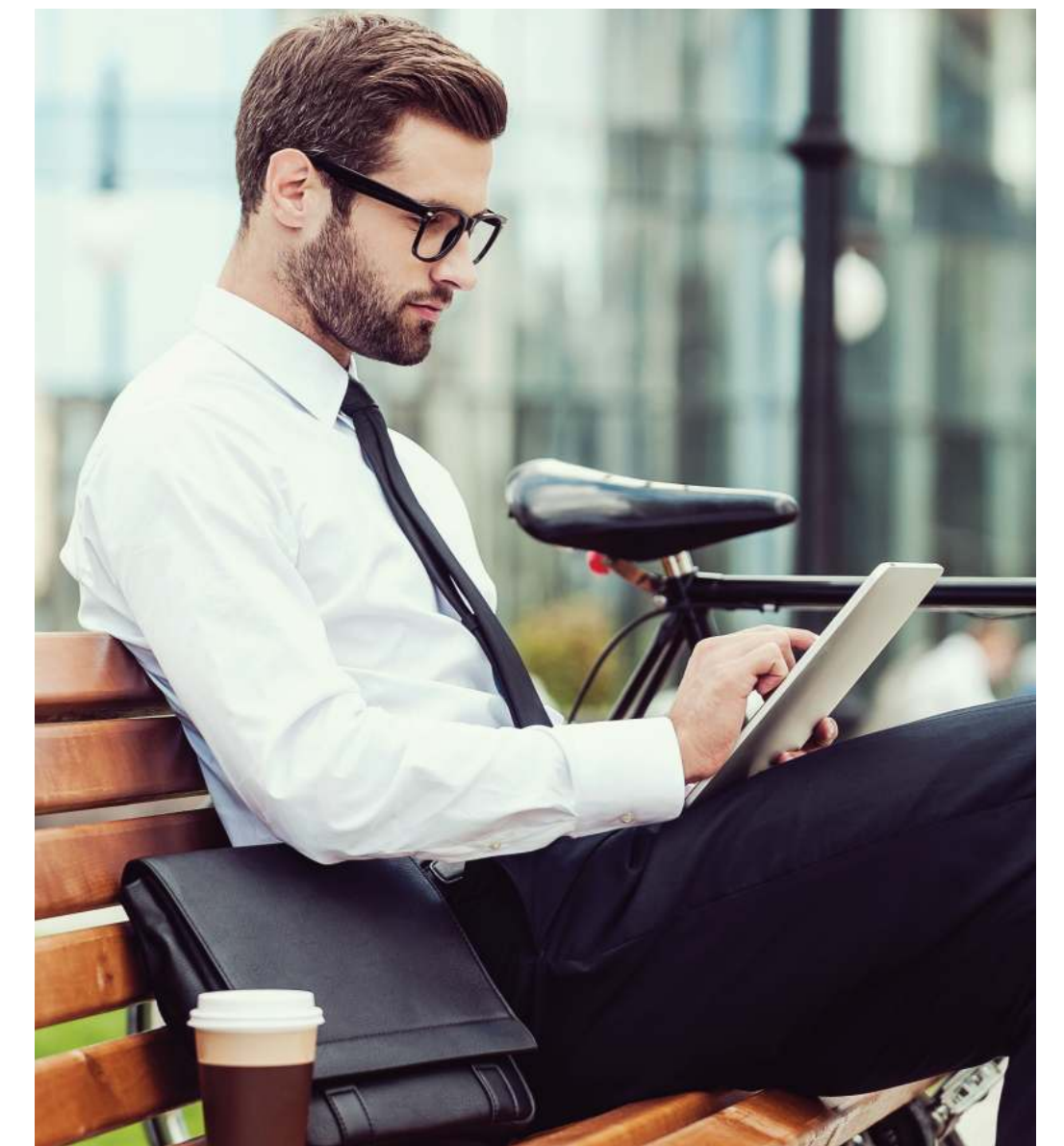
4.7km

between Distrikt Trailside and a GO Station

47.7

JOB PER ACRE

in Midtown Oakville, whereas there are only 9.4 jobs per acre in the GTHA



THE DESIRE FOR CONDOS IN OAKVILLE

With an average real estate transaction price of **\$1,270,000**, affordability is the major issue driving the need for smaller products at reasonable price points.



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TORONTO URBAN EXPATS NOW MOVING TO THE SUBURBS

- Average Household income in Toronto is \$92,020
- 70% of the Population will be capped at \$1M to purchase their home
- Price points and affordability in the suburbs will be the driving factor
 - Oakville is rated the 4th best neighbourhood in Canada
 - Oakville is the #1 rated neighbourhood in the GTA



OAKVILLE RENTAL MARKET

Oakville leases at **100% ask** and on average in 10 days.

CONDO RENTALS

2019	2020	↑	10%
2017	2018	↑	8%

Q2 2019

1 Bed **\$1,750**

Avg. Rental **\$2,060**

Q4 2019

1 Bed **\$1,950**

Avg. Rental **\$2,140**

VACANCY RATE

Lowest in the GTA at 0.6%





 **DISTRIKT**

STORY ON DISTRIKT

Distrikt has been designing and constructing homes in the GTA for over a decade, blending design excellence with the best construction practices to deliver unprecedented value to their customers. With a hands-on approach and a reputation for design and collaboration, Distrikt delivers exceptional quality and overall project synergy. Distrikt is proud to be developing over 1,500 units in Oakville.



THE FUTURE OF DISTRIKT'S DEVELOPMENTS

Sept 2019	Launch of Distrikt Trailside - Oakville 300 units, 95% Sold
Spring 2020	Distrikt Trailside 2.0 - Oakville 330 Units
Fall 2020	Distrikt Forest Hill - Toronto Boutique Building of 60 Signature Suites
Spring 2021	Distrikt Trafalgar - Oakville 30 storeys - 400 Units
Fall 2021	Distrikt Islington Village - Etobicoke 125 Townhouse Community
Spring 2022	Distrikt Trafalgar 2 - Oakville 30 Storey Building - 400 Units

+ 3 exciting sites in acquisition status in the GTA
representing another 1500 - 2500 units.



BRINGING THE BEST OF THE BEST TOGETHER

FIGUR3

INTERIOR DESIGN: FIGURE3

Living environments are more than the physical space. They need to evoke an emotional response that inspires an energized and centered lifestyle.

An award winning influencer, figure3 creates environments that elevate the living experience. With a philosophy and approach that is deeply rooted in purposeful and timeless design, figure3 understands that great design is about more than just the aesthetics, it is about understanding how people both want and need to live. Local and international clients benefit from figure3's 20+ years of cross-industry insights and a highly collaborative process - connecting people to place.



FINANCING: FIERA REAL ESTATE

Fiera Real Estate is a Canadian real estate investment management company that provides direct real estate investment opportunities to institutional investors, foundation and endowment clients, and high net-worth investors.

Committed to providing superior client-driven investment strategies that continuously generate value for their investors.

Their vision is to be the most trusted real estate investment management firm in Canada as recognized by their stakeholders.



ARCHITECT: KIRKOR

KIRKOR's success is informed and driven by the talents of their growing studio. They strongly believe in the ability for young architects and designers to be responsible for complex projects. They encourage leadership through continuous mentoring. They foster exploration and questioning. And just as importantly, they develop the skills required to build support around their ideas. This is how they achieve consensus around designs that can be ultimately executed into form. Building on 35 years of architectural practice. And together we are leading the field to exciting new possibilities. Design solutions are strengthened when Kirkor can inspire others to believe in them.



SALES: KUZUIAN REAL ESTATE

Kuzuian Real Estate combines unrivaled sales and marketing expertise with an in-depth awareness of the development landscape. Their team is driven, dedicated and uniquely qualified in commanding real estate sales in Toronto. With more than \$6 billion of real estate sold in the last 5 years, they continue their legacy of overwhelming success in condominium sales. They deliver a complete approach encompassing comprehensive in-house research, design and product development, marketing, and sales experience.



DISTRUKT
TRAILSIDE
— 2.0 —

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FEATURES

- 330 condo suites
- 6 acre development site
- Condominiums with 9ft ceilings, Lower and Upper Penthouses with 10ft ceilings
- Traditional masonry craftsmanship with modern brass metal panel inserts throughout
- Over 15,000 sq ft of beautifully designed and programmed indoor and outdoor amenity space
- Ground floor Lifestyle Retail programmed for future cafe, gallery or studio
- Grand lobby with double height ceilings
- All terraces and patios equipped with gas and water bibs
- Designer kitchens and vanities imported from Italy
- Distrikt AI – Next generation smart living
- Over 40 visitor parking spots





LOBBY

All illustrations are artist concept only. E.&O.E.





TERRACE LOUNGE

All illustrations are artist concept only. E.&OE





FITNESS STUDIO





KITCHEN

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KITCHEN/LIVING ROOM



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PRIVATE TERRACE

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IMPORTED KITCHENS AND BATHS CRAFTED IN ITALY



ANOTHER NAME IN EXCELLENCE



DESIGN FOR LIFE, BUILD FOR A LIFETIME.

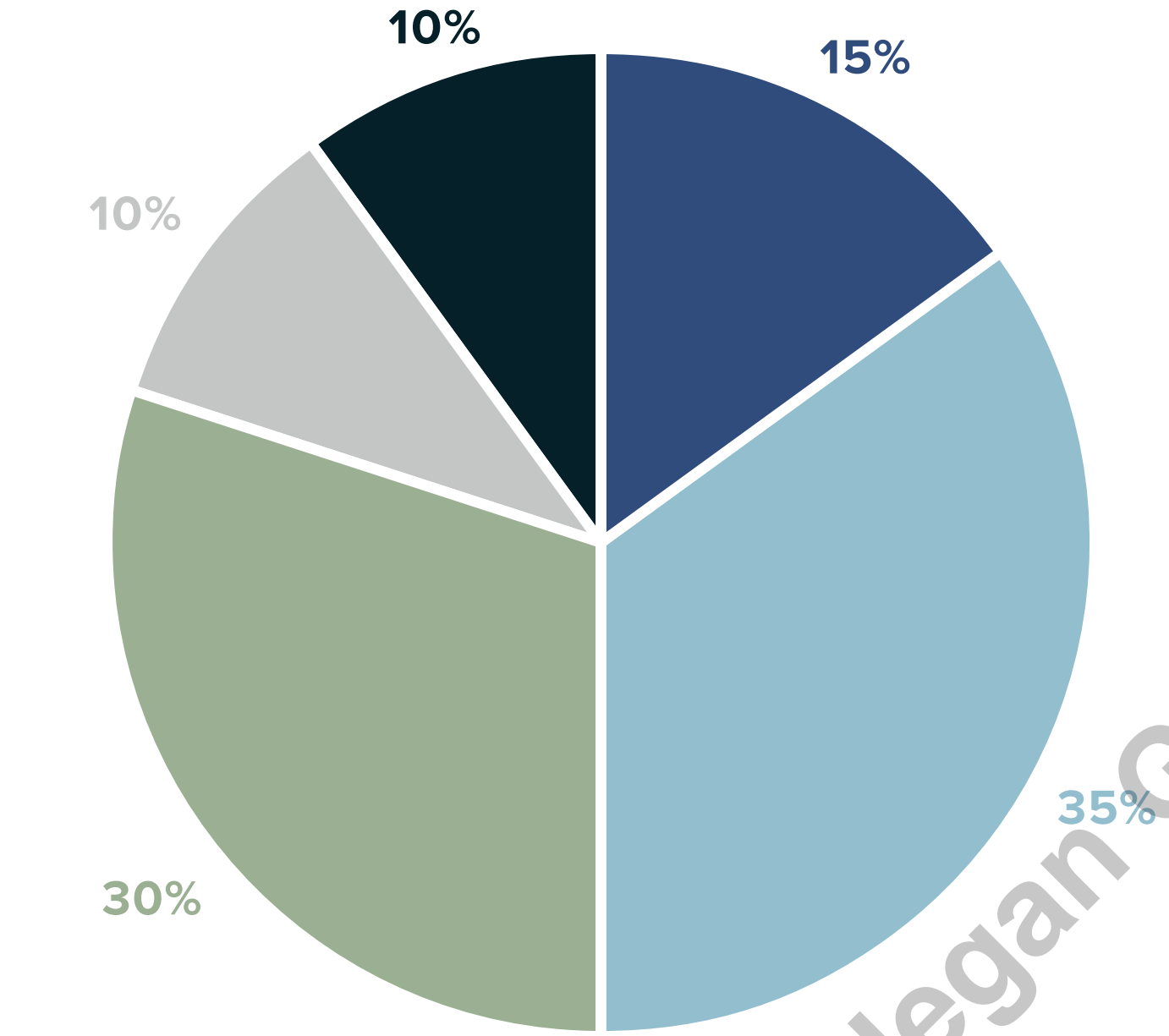
Our story starts in our name. Trevisana.

Treviso is a small town in the heart of Italy, world-renowned for their design and craftsmanship of furniture and home interiors. 50 years ago, just outside Treviso, the Ongaro family opened a small workshop to pursue their vision of what kitchen design should be.



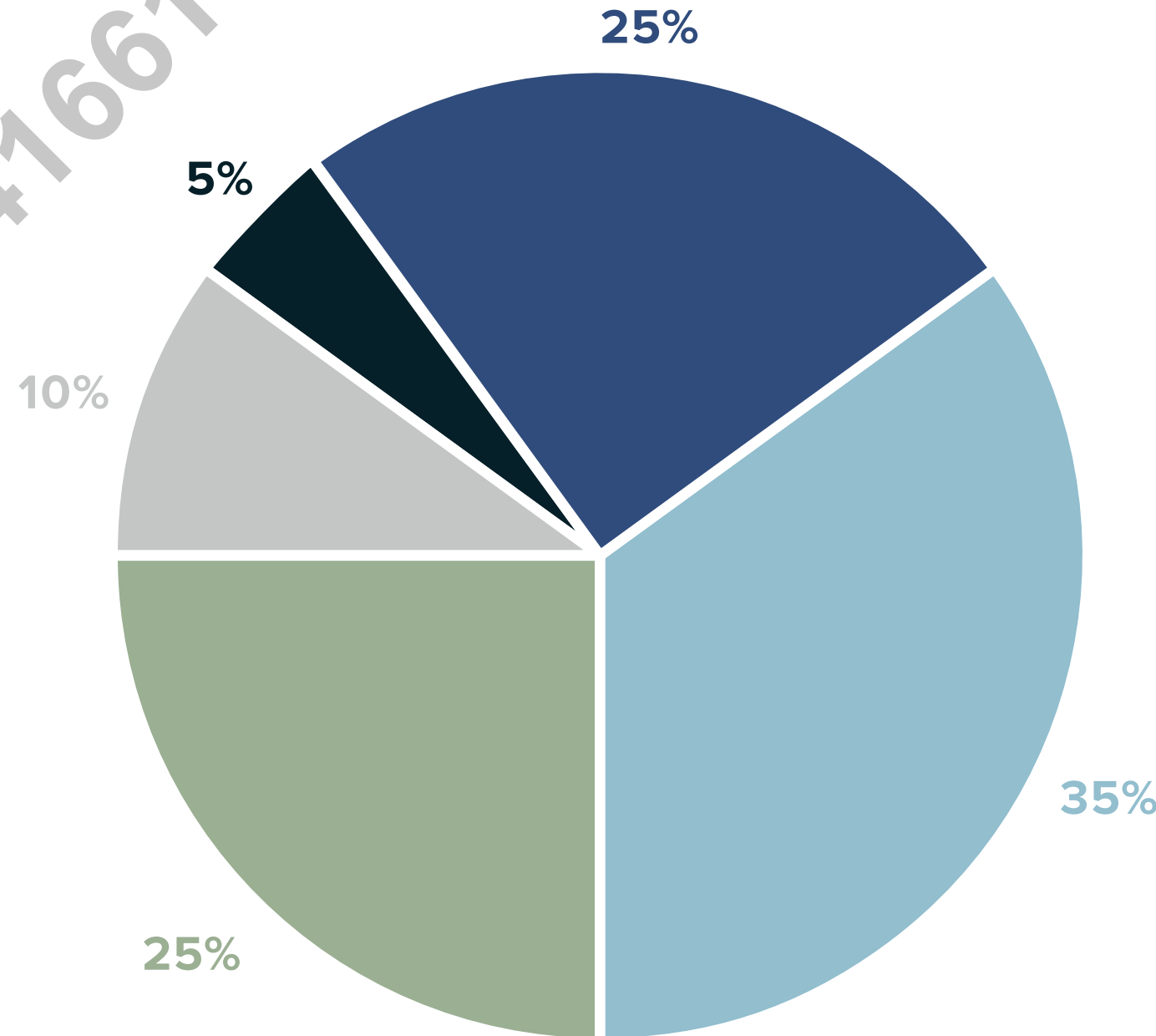
PERFECTLY CURATED AND DESIGNED PLANS THAT THE OAKVILLE MARKET DEMANDS

DISTRIKT TRAILSIDE 2.0 UNIT MIX



- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 2 Bedroom + Den
- 3 Bedroom

LEASES BY UNIT TYPE

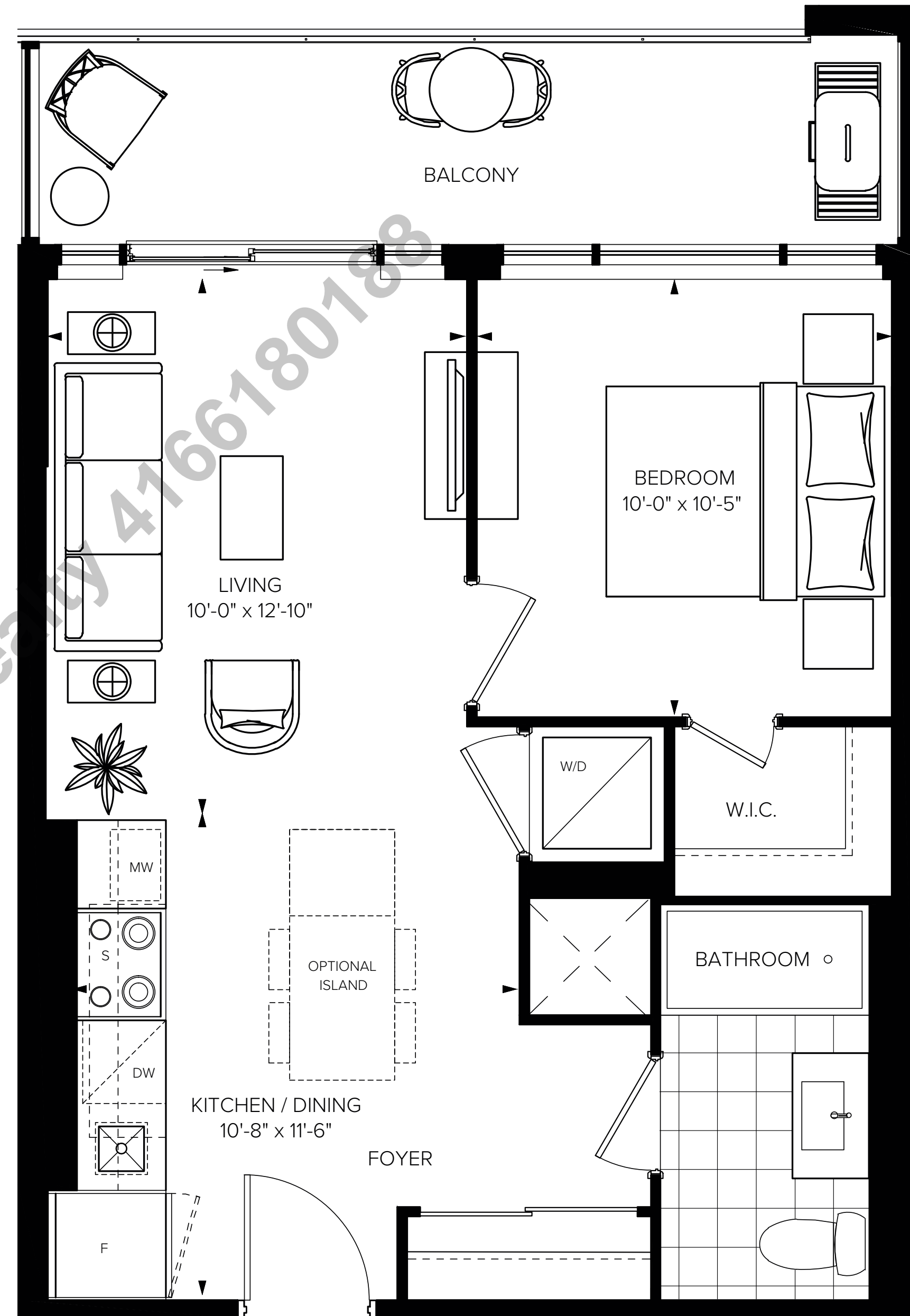


- 1 Bedroom
- 1 Bedroom + Den
- 2 Bedroom
- 2 Bedroom + Den
- 3 Bedroom



1 BEDROOM, 1 BATH

541 SQ.FT.

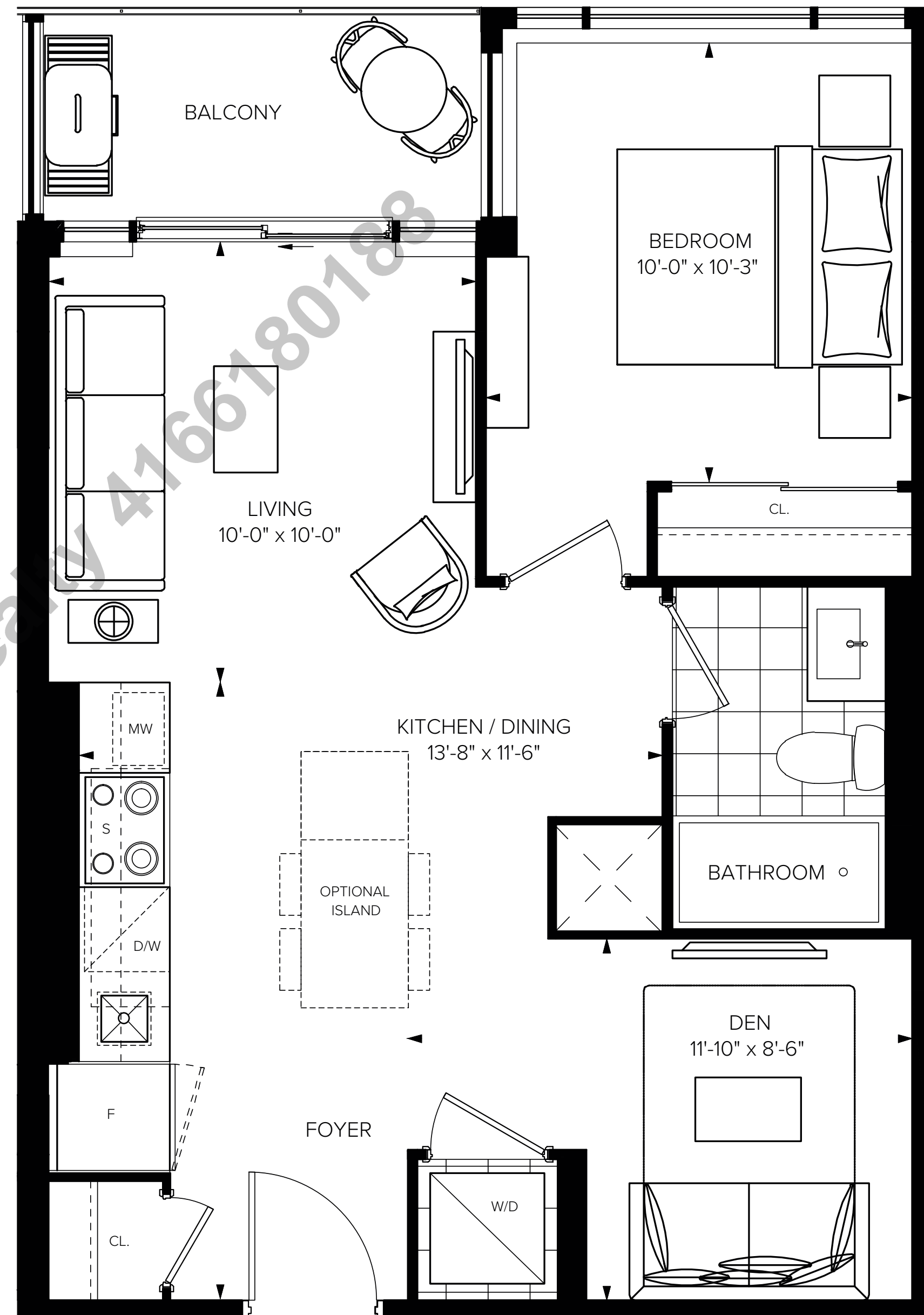


Plan is not to scale and all illustrations are artist concept only. Dimensions, specifications, layouts and materials are approximate only and are subject to change without notice. Tile patterns may vary. Window size and location may vary. Actual usable floor space may vary from stated floor area. Bulkheads required for mechanical purposes such as kitchen and washroom exhausts and heating and cooling ducts have not been indicated. Balcony location(s) and sizes vary per floor. Furniture and islands shown are displayed for illustration purposes only and are not included in the sale price. Suites are sold unfurnished. E.&O.E.



1 BEDROOM + DEN, 1 BATH

593 SQ.FT.



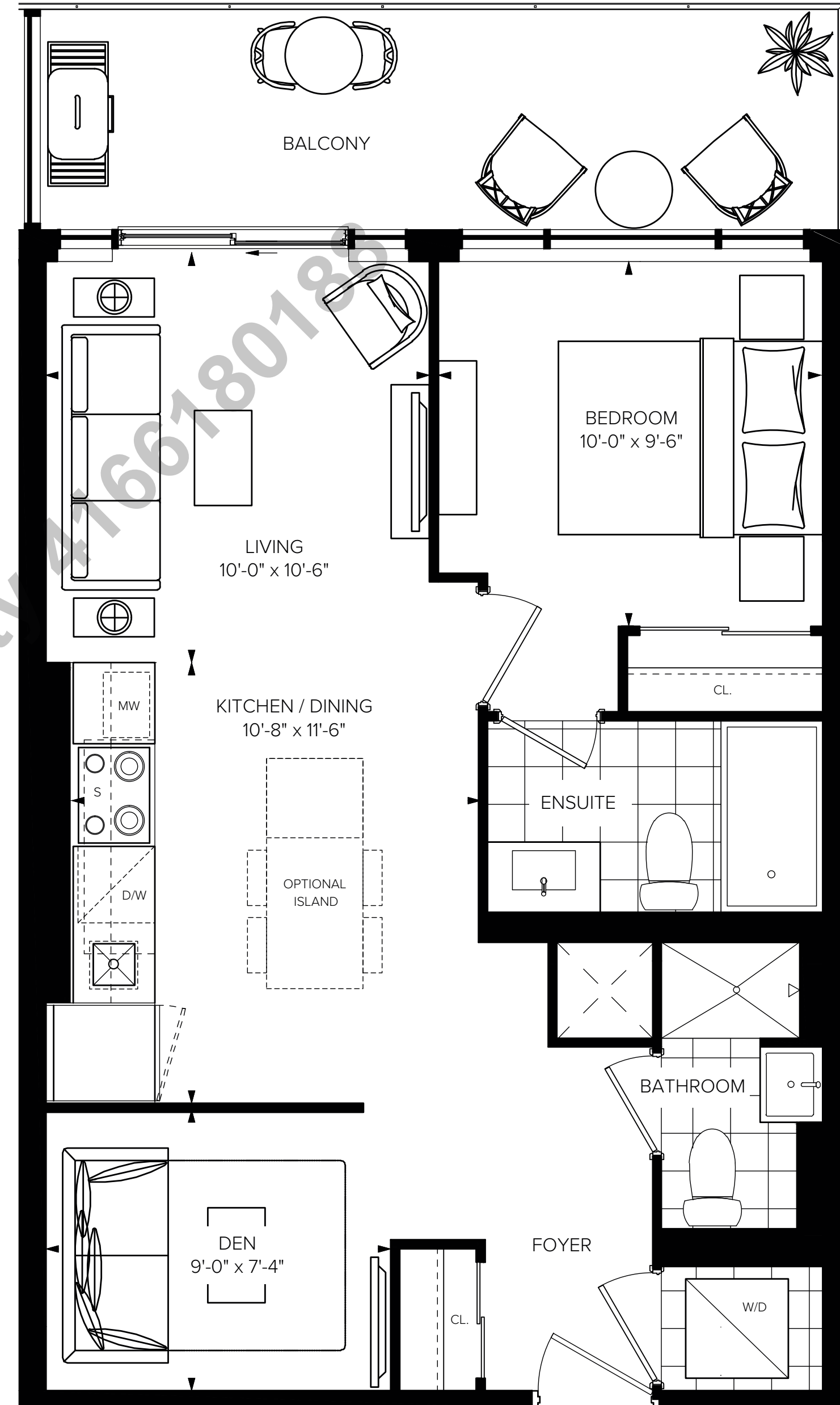
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1 BEDROOM + DEN, 2 BATH

645 SQ.FT.

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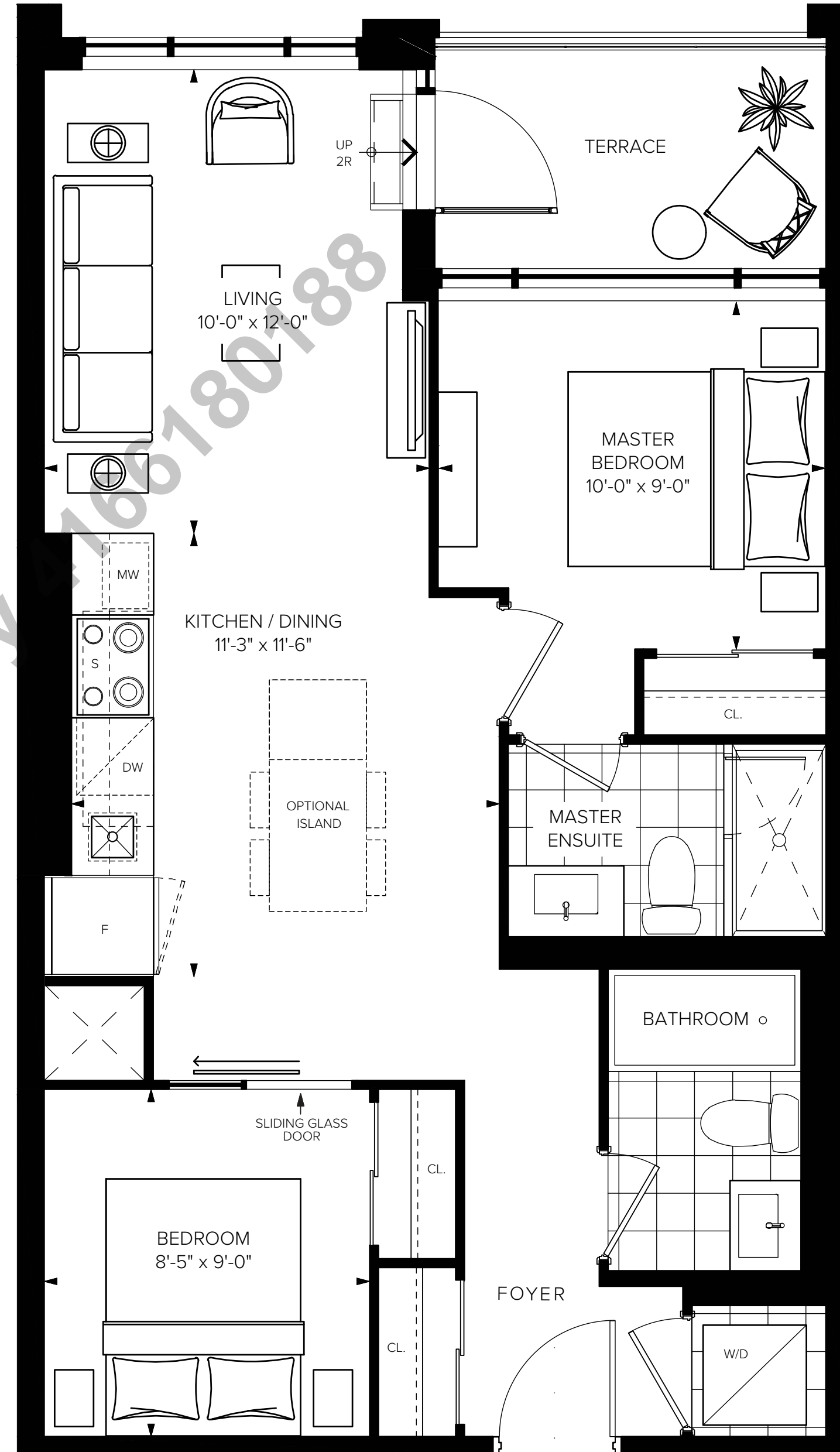


2 BEDROOM, 2 BATH

709 SQ.FT.

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NEW SALE AVERAGES IN THE GTA

TORONTO

\$1,348

PER SQ FT

UP 27% IN 2019

VAUGHAN

\$930

PER SQ FT

UP 25% IN 2019

NORTH YORK

\$1,043

PER SQ FT

UP 25% IN 2019

MISSISSAUGA

\$1,050

PER SQ FT

UP 24% IN 2019

TRAILSIDE 2.0

\$790

PER SQ FT

OAKVILLE'S NEW CONDO
COMMUNITIES STAND TO GAIN
SIMILAR APPRECIATION

Condo Investors biggest opportunity is Oakville for the next 4 years.



COMPARING CITIES

TORONTO VS. OAKVILLE

Investment #1

Toronto

Average Size: 700sf

Average psf in Toronto: \$1,350

Purchase Price: \$945,000

Deposit (20%): \$189,000

Average DCs: \$16,000

Land Transfer Tax: \$30,745

VS

Investment #2

Distrikt Trailside 2.0

Average Size: 700sf

Average psf in Oakville: \$790

Purchase Price: \$553,000

Deposit (20%): \$110,600

Average DCs: \$0

Land Transfer Tax: \$7,553

Where do you think the best investment opportunity is?

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PLATINUM BROKER INCENTIVES

EARLY PORTAL ACCESS

D/C'S CAPPED AT \$0

ASSIGNMENTS \$1,000

EXTENDED DEPOSIT STRUCTURE

LEASE DURING OCCUPANCY

PARKING SPACE AND LOCKER
WITH EVERY SUITE (VALUED AT \$50,000)



THANK YOU

aRi
expect more

ARI ZADEGAN
BROKER OF RECORD

What could your home sell for
in Today's Market?

RE/MAX
HALLMARK ARI ZADEGAN GROUP REALTY
Raising the Bar

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