

# PROJECT OVERVIEW

Sunningdale Heights

Mixed-Use Residential Development

London, Ontario, Canada

**\$76 Million CAD**

Current Valuation

**\$75.9 Million**

Projected Capitalized Value

**116 Units**

Total Residential Units

**Aura Developments**

Payment Processing by REM Digital Escrow  
In partnership with Aura Internet Financial LLC

## EXECUTIVE SUMMARY

**Development Opportunity:** Premium mixed-use residential development in London's prestigious Sunningdale neighborhood featuring 116 residential units and 14,674 sq. ft. of commercial space across two towers with excellent amenities and strategic location.

**\$76M CAD**

Current Valuation

**2.5 Acres**

Development Site

**116,547 ft<sup>2</sup>**

Residential GFA

**14,674 ft<sup>2</sup>**

Commercial NSA

### Project Specifications

- **Location:** Sunningdale Heights, London, Ontario
- **Zoning:** Mixed Use (Approved)
- **Total Units:** 116 residential units (45 one-bedroom, 62 two-bedroom, 9 townhouses)
- **Commercial Space:** 14,674 sq. ft. of prime retail and office space
- **Occupancy Status:** Lease-up commenced - North Tower (Sept 2024), South Tower (Jan 2025)

### Strategic Advantages

- Prime location in London's prestigious Sunningdale corridor
- Proximity to Western University and London International Airport
- Comprehensive amenities including gym, lounges, and outdoor terraces
- Strong rental market fundamentals in growing London market
- Experienced developer with proven track record in GTA markets

### Financial Highlights

- Current Valuation: \$76 million CAD
- Projected Capitalized Value: \$75.9 million CAD
- Stabilized Residential NOI: \$2.85 million annually
- Commercial NOI: \$430,330 annually
- Blended Cap Rate: 4.15% residential, 6.0% commercial

# STRATEGIC LOCATION & MARKET ANALYSIS

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## Transportation & Accessibility

- **Western University:** 7 minutes drive to campus
- **London International Airport:** 15 minutes drive
- **Highway 401:** 20 minutes to major transportation corridor
- **Public Transit:** Connected to London Transit Commission routes

## Local Amenities & Services

- **Shopping:** CF Masonville Place, Sunripe Freshmarket, Sobeys North London, Loblaws Richmond St.
- **Education:** Centennial Central School, Medway High School, St. Catherine of Sienna, Mother Teresa High School
- **Dining:** DoughBox Pizza & Pasta, East Side Mario's, Beertown Public House, Jack's London North, Starbucks
- **Recreation:** YMCA & Library, Llyndinshire Golf, Powell Park, Constitution Park

## Sunningdale Neighborhood Profile

- Located in the prestigious Uplands neighborhood in northern London
- Bordered by single family developments with excellent visibility on Sunningdale Rd E
- Close proximity to schools, shopping centres, and community centres
- Growing demand for rental accommodations near Western University

## Market Demographics & Demand Drivers

- Strong student population from Western University driving rental demand
- Growing young professional market in London's expanding economy
- Limited high-quality rental supply in the Sunningdale corridor
- Increasing preference for modern amenities and mixed-use developments

## Competitive Rental Market

Market analysis shows strong rental demand with competitive rates ranging from **\$2,130-\$3,485 per month** for different unit types, positioning Sunningdale Heights competitively within the premium rental market segment.

### Comparable Properties:

- **Alto:** Mixed-use development with similar amenities and unit types
- **Aria:** High-end residential with premium finishes
- **Various Developments:** 1-bedroom units ranging \$1,712-\$2,201/month, 2-bedroom units \$2,117-\$2,553/month

## PROPERTY DETAILS & CURRENT PERFORMANCE

### Unit Mix & Specifications

Unit Type	Count	Avg. Rent	Size (SF)	Monthly Revenue
One Bedrooms	45	\$2,130	690	\$95,855
Two Bedrooms	62	\$2,572	1,004	\$159,464
Townhouses	9	\$3,485	1,910	\$31,365
<b>Total Residential</b>	<b>116</b>	<b>\$2,478</b>	<b>1,114 avg</b>	<b>\$287,475</b>

### Current Leasing Performance

<div>46%</div> <div>North Tower Leased 22 of 48 units (Sept 2024)</div>	<div>8%</div> <div>South Tower Leased 5 of 66 units (Jan 2025)</div>	<div>23%</div> <div>Overall Occupancy 27 of 116 units total</div>
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### Commercial Space Portfolio

- Total Commercial Space:** 14,674 sq. ft. of prime commercial space
- Current Tenants:** Skinsation Aesthetics Inc., SKY FOODS CORP., Daycare (TBD)
- Available Space:** Multiple retail units ranging from 730-3,977 sq. ft.
- Commercial Rental Rates:** \$25.37-\$32.00 per sq. ft. annually

### Building Amenities

- Fitness Center:** Fully equipped gym facility
- Common Areas:** Multiple lounge areas and bicycle storage
- Outdoor Spaces:** 2 outdoor terraces with BBQ stations
- Professional Lobby:** Well-appointed entrance and reception area
- Modern Finishes:** Premium appliances, granite countertops, in-suite laundry

## DEVELOPER PROFILE: AURA DEVELOPMENTS

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Aura Developments is a premier real estate development firm based in Toronto, specializing in luxury residential and commercial projects across the Greater Toronto Area (GTA). Led by industry veterans, Aura Developments is committed to innovation, quality, and community enhancement.

### Core Competencies

- **Luxury Residential Development:** High-end condominiums and mixed-use projects
- **Commercial Development:** Vibrant commercial spaces integrated with residential projects
- **Community Enhancement:** Projects that blend modern design with lasting community value
- **Quality Construction:** Premium materials and attention to architectural detail
- **Market Innovation:** Forward-thinking approach to urban development

### Upcoming Project Portfolio

#### Richmond Hill - Modtera Stacked Towns

- Modern stacked townhome development
- Contemporary design with premium finishes
- Strategic location in Richmond Hill growth corridor

#### Niagara Falls - Highrise Development

- High-density residential tower development
- Capitalizing on Niagara tourism and recreation market
- Mixed-use components with retail integration

#### Richmond Hill - Luxury Detached

- Premium single-family home development
- High-end finishes and modern architectural design
- Target market: luxury home buyers in York Region

### Company Philosophy

With a reputation for excellence, Aura Developments continues to shape the GTA's skyline, delivering projects that blend modern design with lasting value. The company is also actively involved in philanthropy, supporting healthcare, housing, and community initiatives.

### Sunningdale Heights Achievement

- Successfully completed construction and commenced lease-up operations
- Delivered project on schedule with high-quality finishes and amenities
- Established strong leasing momentum in competitive London market

- Integrated commercial and residential components effectively

# FINANCIAL ANALYSIS & VALUATION

## Revenue Performance Summary

Revenue Component	Annual Amount	Monthly Amount	Notes
Scheduled Gross Rent	\$3,449,700	\$287,475	100% occupancy
Parking Revenue	\$126,000	\$10,500	140 stalls at \$75/month
Storage Revenue	\$15,000	\$1,250	50 stalls at \$25/month
Cable/Internet	\$69,600	\$5,800	116 units at \$50/month
Vacancy Allowance	-\$53,861	-\$4,488	1.5% of gross income
Effective Gross Income	\$3,606,440	\$300,537	Residential

## Operating Expenses Analysis

- Property Taxes: \$348,000 (9.6% of EGI)
- Insurance: \$52,200 (1.4% of EGI)
- Utilities: \$58,000 (1.6% of EGI, common areas only)
- Management Fee: \$121,800 (3.4% of EGI)
- Maintenance: \$95,700 (2.7% of EGI)
- Total Operating Expenses: \$753,884 (20.90% of EGI)

## Net Operating Income & Valuation

Component	NOI	Cap Rate	Capitalized Value
Residential	\$2,852,556	4.15%	\$68,736,277
Commercial	\$430,330	6.00%	\$7,172,160
Total Project	\$3,282,886	4.33%	\$75,908,437

## Investment Metrics

4.15% Residential Cap Rate Market-competitive return	6.0% Commercial Cap Rate Higher yield component	20.9% Operating Ratio Efficient operations
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Payment Processing Partnership Aura Developments • REM Digital Escrow • Aura Internet Financial LLC
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