



HOUSE *of* ASSEMBLY

At Sterling Junction

Investment Brochure

MARLIN
SPRING

g Greybrook
Realty Partners

Why House of Assembly?

It's said that good things come to those who wait, but in real estate, the best things come to those who act, and act with confidence in the future of the market.

Here are the key factors that make House of Assembly at Sterling Junction the investment opportunity of 2021 that can't be missed.



01 Toronto

02 West End Growth

03 100/100 Transit Score

**04 Unrivalled Master-Planned
Community**

05 The Team



01. Why Toronto

01

#1 Fastest Growing City in North America

Population growth: Toronto's population is set to increase by 2.6 Million (36.7%), from 7 Million in 2019 to **over 9.5 Million by 2046.***

*according to the latest report from Ryerson University's Centre for Urban Research and Land Development & Ontario Ministry of Finance

02

North America's 4th Largest City*



*according to the City of Toronto's latest Economic Dashboard Report

03

Exponential Immigration Growth

Over **1.2 Million Immigrants** to Canada over the next three years with Toronto being the top destination*

60% from the Economic Class

2021: 401,000 new immigrants
2022: 411,000 new immigrants
2023: 421,000 new immigrants

*Government of Canada

02. The West End is Exploding with Growth!

With over 8,500 units coming to market, House of Assembly is where it all begins.



PSF Increase:

Average pre-construction condo price within 2KM of House of Assembly in 2017 was **\$799 PSF**.

By 2020 the average pre-construction condo price within 2KM of House of Assembly rose to an average of **\$1,243**.

An increase of \$444 PSF representing a 36% increase in market value in just over THREE years.



Low Supply/High Demand

0 Pre-construction suites available within a 1KM radius

157 Suites available in a 2KM Radius

For comparison Yonge and Dundas has nearly 2,500 (2,469) suites available within 2KM

03. 100/100 Transit Score



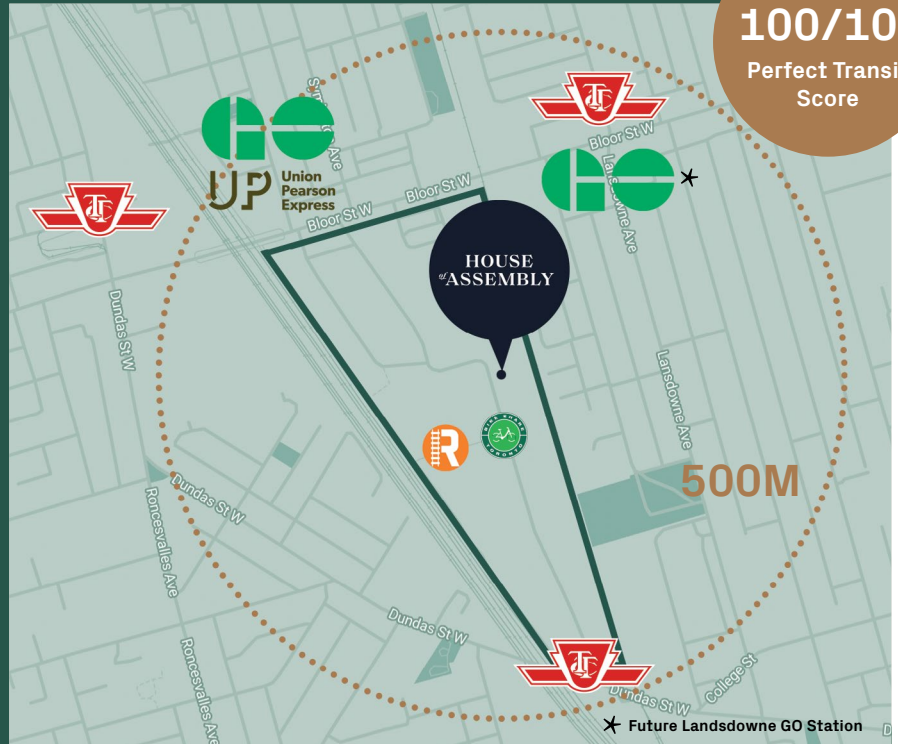
- **UP Express** - 5 min walk 15 min to Pearson Airport and/or Union Station
- **Subways** - 8 min walk Dundas West Station and Lansdowne Station
- **GO train** - 5 min walk to Bloor GO
- **Streetcars** - 5 min walk to 506 Carlton line, 505 Dundas line and 504 King line
- **West Toronto Rail Path** - 2.1KM of car-free pathways with plans to extend South to Sudbury street
- **Bike Score: 96**

2021 Pre-construction condo with a 98% transit score:

- **1 Bedroom Downtown Condo** with 98% transit score = **\$1,460 PSF**
- **2 Bedroom Downtown Condo** with 98% transit score = **\$1,370 PSF**
- **3 Bedroom Downtown Condo** with 98% transit score = **\$1,360 PSF**

2021 Pre-construction condo with a 89% transit score

- **1 Bedroom West End Condo** with 89% transit score = **\$1,350 PSF**
- **2 Bedroom West End Condo** with 89% transit score = **\$1,230 PSF**
- **3 Bedroom West End Condo** with 89% transit score = **\$1,175 PSF**



\$1,413/SQ.FT is the average pre-construction price for a suite within 500M to a Subway Station. Add 6 more modes of public transportation all within 500M.

Welcome to House of Assembly.



Proximity to TTC

01.

In 2020, there were only three projects that launched within 500M of the TTC in Toronto

The average price point of these projects was **\$1,367 PSF**

02.

In 2020, the only other development that launched within 500M of the TTC in the GTA was located in Vaughan, over 30 minutes from the core via transit

It was priced at **\$1,050 PSF**

03.

Sterling Junction is the best value in Toronto with unparalleled access to multimodal transit

04. Unrivalled Master-Planned Community



3 New Residential Buildings

A Master-Planned Community - Boutique Style

All of our Sterling Junction buildings will be 16 floors or less, under 300 units each. So don't worry about breathing room, this Master-Planned community is made for living.

3 New Commercial buildings

Hines' newest T3 development brings 420,000 sq.ft. of office space across 3 sustainably designed buildings.



3 New Parks.
New Retail.
New Road Alignments.



05. The Team



MARLIN SPRING

Marlin Spring is a fully integrated real estate company with a value of \$17 billion. The Company strategically acquires, develops, constructs and repositions assets throughout North America with a mission to deliver exceptional Real Estate value to all its stakeholders with an uncompromising adherence to its core values. The award-winning company brings a fresh, innovative and vibrant energy to the rapidly changing world of residential real estate. With a team of over 100 Real Estate Professionals, they produce truly inspiring, forward-thinking and imaginative communities. Marlin Spring has a diversified development portfolio of low, mid, high-rise and mixed-use projects in prime locations throughout the GTA. From boutique condominiums to townhome developments in various locations across the region, they have products to suit everyone's needs. Their current portfolio includes sought after communities located in Danforth Village/ Upper Beaches, The Beach, Stockyards, The Junction, Vaughan, Oshawa, and Markham.

g Greybrook Realty Partners

Greybrook Realty Partners is a Toronto-based private equity firm that invests in large-scale real estate development and value-add assets. Over the years, Greybrook has built a strong reputation for its ability to create value for its investors, partners and communities. Ranging from single-family homes, condominiums and purpose-built rental, to ultra-luxury condominium residences and retail, Greybrook's diversified real estate portfolio includes investments in more than 85 projects that represent over 43 million square feet of residential and commercial density in aggregate, with an estimated completion value of \$19 billion.





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