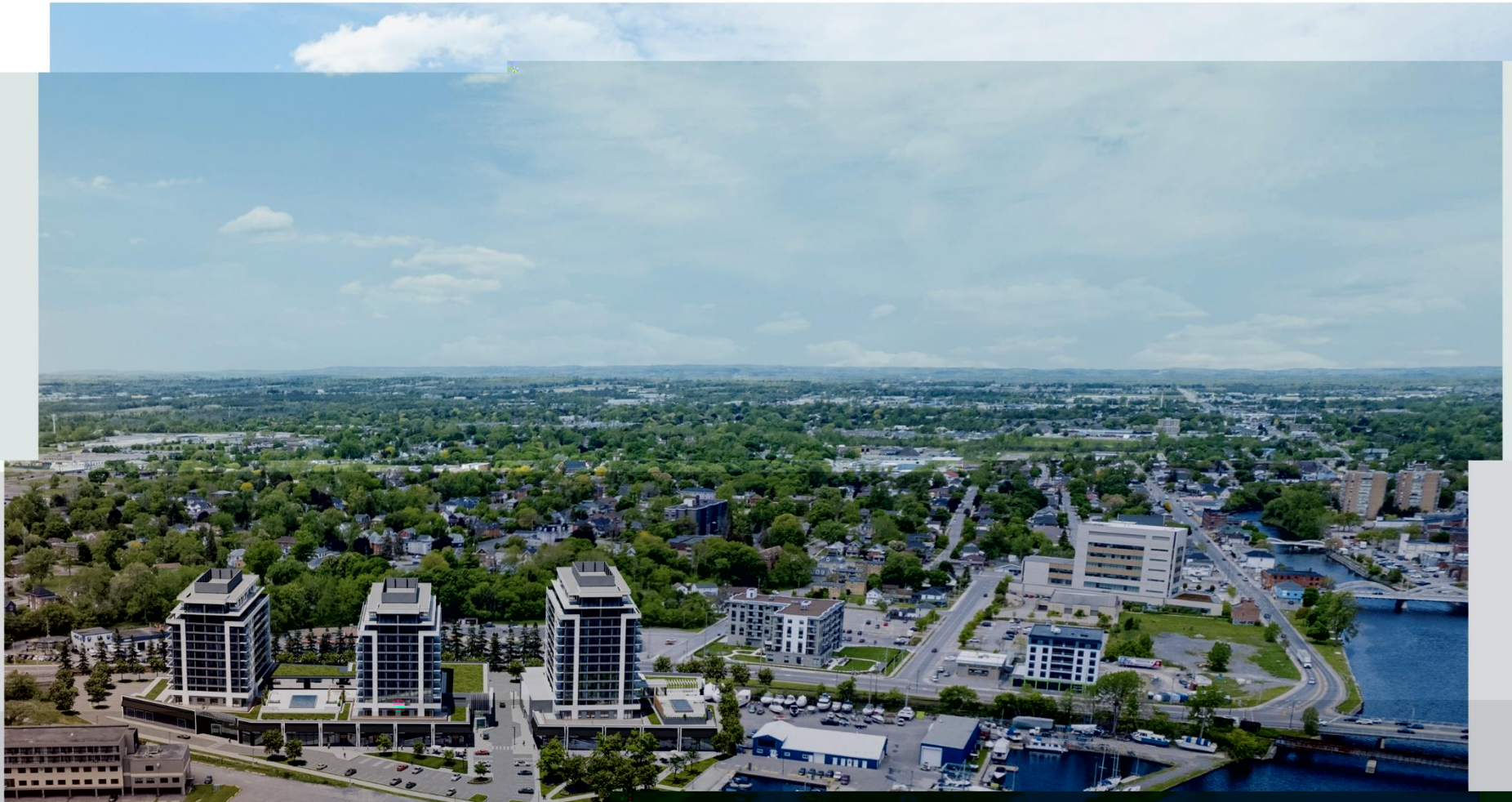


BELLEVILLE WATERFRONT LIVING

Porta

MDM
MDM DEVELOPMENTS

HIRSCH
+ ASSOCIATES



In The Midst of It All

Nestled neatly between Toronto, Ottawa, and Montreal, Belleville is a hidden gem on the cusp of discovery that delightfully combines small-town charm with the ease of city living.



Top 10 Broker Trip Incentive



This is Belleville

With a rich history, affordable home prices, central location along Highway 401, and a growing economy, Belleville is the perfect place for first-time buyers and seasoned investors to expand their portfolio in Ontario.



CITY DEVELOPMENT

Strategic plans to improve the city include investing in public transit, sidewalk and walking path extensions, and new accessible bus stops and shelters.



#4

on Maclean's list of Canada's top communities to live & work remotely in 2021

10

INFRASTRUCTURE

The downtown core is being transformed into a quality place for residents to shop, work, walk, invest, and live.



\$44 million

- Restoration of historic building façades



Development of outdoor cross-country skiing & snowshoeing trails



Building pickleball, tennis & basketball courts in 2022



Adding BMX pump tracks to the skate park

Sources: Canadian Real Estate Network, Bayofquinte.ca, BellevilleontheLake.com, DowntownBelleville.ca, Townfolio.co, Point2homes.com, Belleville.ca

10 Minutes from Everything

In Belleville, you're never more than 10 minutes from work, home or play. With large new businesses opening and the city's focus on investing in transportation system upgrades, Belleville is more connected than ever before.



13+ km

hiking, biking & walking trails along The Bay of Quinte & Moira River



Directly connected to

HWY 401



VIA Rail Station

Canadian Pacific Railway Mainline
Canadian National Railway Hub



New accessible bus stops & shelters



Enhanced pedestrian laneway connections



Increased public transit funding & growing fleet



Multi-use path connecting Belleville's waterfront to downtown

Discover The Best of Belleville

With laidback brunch spots and chic restaurants, boutique shopping and athletic clubs, there's always something to do in this bustling city full of charm.

FOOD & DRINK

Chilangos Mexican Restaurant
Monsieur Patisserie
Mud Island
Crate
Trotter
Tobacco
Mud Island

Beaches & Parks

Crate Marine
Belleville Centennial Park
Belleville Park
Belleville Beach Park
Belleville Park
Belleville Bridge
Belleville

Shopping & Grocers

Pure Honey Boutique
Funk & Groceries
Gilmour's Market

Art & Culture

The Empire Theatre
Borlase Gallery
Belleville Art Association
Hastings & Prince Edward Regiment
Museum Glamorgan National Historic Site
OH Monument, South Foster Park

Health & Wellness

Boiler Room Climbing Gym
Park Provisioners Barber Shop & Haberdashery
The Spa Inc.
Kira Beauty Lounge
Quinte Tennis Club
Besties Pet Spa & Cuisine

Things to Do

From a lively downtown to quiet moments in nature, there's always something to do in this bustling city full of charm.



9 galleries & theatres



11 cafés



11 bus transit routes



16 golf courses



20+ restaurants



45 km waterfront & rural trails



125+ stores in Quinte Mall



500 acres of park land



333,000 sq. ft. recreation complex

Your Portal to Prince Edward County

Just across the scenic Belleville Bay Bridge, the vibrant energy of Prince Edward County greets you.

Adored for its abundance of award-winning wineries, unmatched culinary scene, and picture-perfect white sand beaches of Sandbanks Park, this magical place is one of southern Ontario's most popular vacation destinations.



35+ wineries



20+ breweries



50+ restaurants



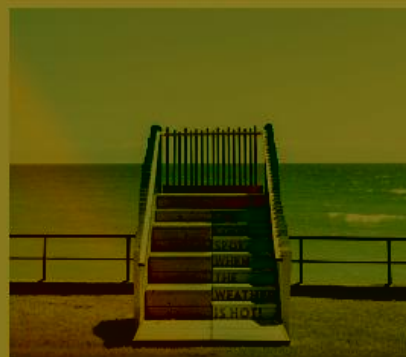
60+ local shops



16 cafes



65+ hotels & resorts



19 public beaches



20 art galleries



20+ local grocers

Escape to Adventure

Nestled neatly between Toronto, Ottawa, and Montreal, Belleville is a hidden gem on the cusp of discovery that delightfully combines small-town charm with the ease of city living.

Steps to Downtown Belleville and minutes to Highway 401, Porta is perfectly situated in the middle of it all.



30 seconds
to Crate Marine



3 minutes
to Zwick's Trails



5 minutes
to Downtown Belleville



23 minutes
to Bloomfield



25 minutes
to Wellington



29 minutes
to Picton



2 hours
to Toronto



2 hours 23 minutes
to Ottawa



3 hours 47 minutes
to Montreal

Belleville Affordability

PRE CONSTRUCTION

\$ Living in Belleville means spending **64%** less on pre-construction purchases than Toronto

BELLEVILLE

 **\$875**^{PSF}

Mid **\$700s**
708sqft

TORONTO

 **\$1,724**^{PSF}

Over **\$1.1M**
710sqft

REAL ESTATE TRENDS

26.9%↑

increase in house prices from May 2021 to May 2022

\$921,809 

May 2022 Residential Average Price*

X

Homes selling
1-7%
above list price
in 2022

Homes average
8 days
on the market

RENTAL MARKET

0%

growth in apartment units from
2009-2018 but **large demand** for more

4,114

purpose-built rental units in the City
of Belleville as of October 2018

1.3%

2021 vacancy rate

vs.

4.6%

in Toronto

\$2,135

Average rent for two-
bedroom apartment in 2023

\$2,325↑

Average rent for two-bedroom
apartment in 2022



EMPLOYMENT

Belleville has the lowest unemployment rate in the country. With initiatives like the "Work in Belleville" program, local businesses are matched with qualified candidates for jobs. This program reduces unemployment and improves profitability of real estate investments in the city. A new 110-acre facility is currently under construction, assumed to be an Amazon warehouse, that's expected to bring hundreds of jobs to the city.



3.5%

Unemployment rate



+0.2%

Improving yearly

EDUCATION



2

privately funded schools

4

specialty schools

3

universities & colleges

POPULATION

Established

230+

years ago

Average age

43

years old



55,071

Belleville Population



8.6%

Growth over 5 years

111,184

Quintec West Population

7.5%

Growth over 5 years

*Data from 2016 census



37.8%

Renters



62.2%

This is Porta

Life by The Water

Fall in love with breathtaking views of The Bay of Quinte from the newly-activated boardwalk. The relaxed waterfront vibe carries through to our thoughtful resident amenities, carefully curated to help you live slow and take in each beautiful moment.



This is Porta

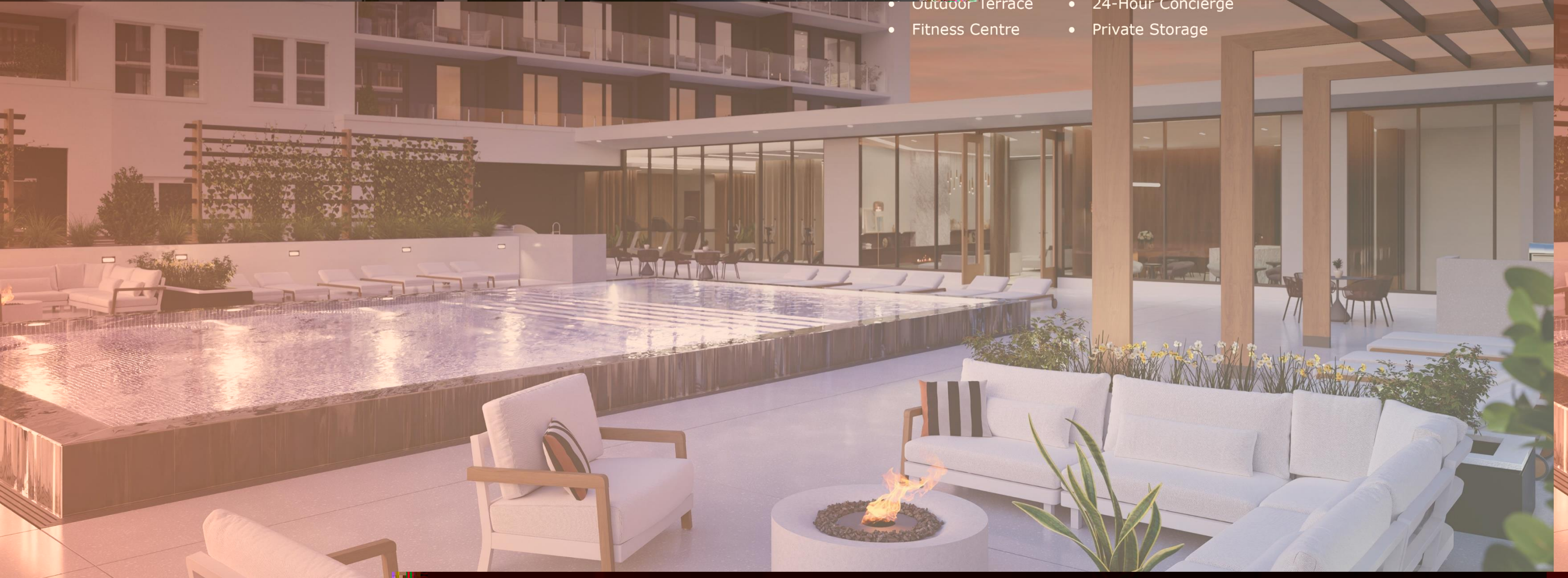


Escape to World-Class Amenities

Every Day is a Vacation

Surround yourself with the best of inspired living. Where every day feels like an indulgence, with unlimited access to Porta's:

- Elevated Pool
- Outdoor Terrace
- Fitness Centre
- Social Lounge
- 24-Hour Concierge
- Private Storage



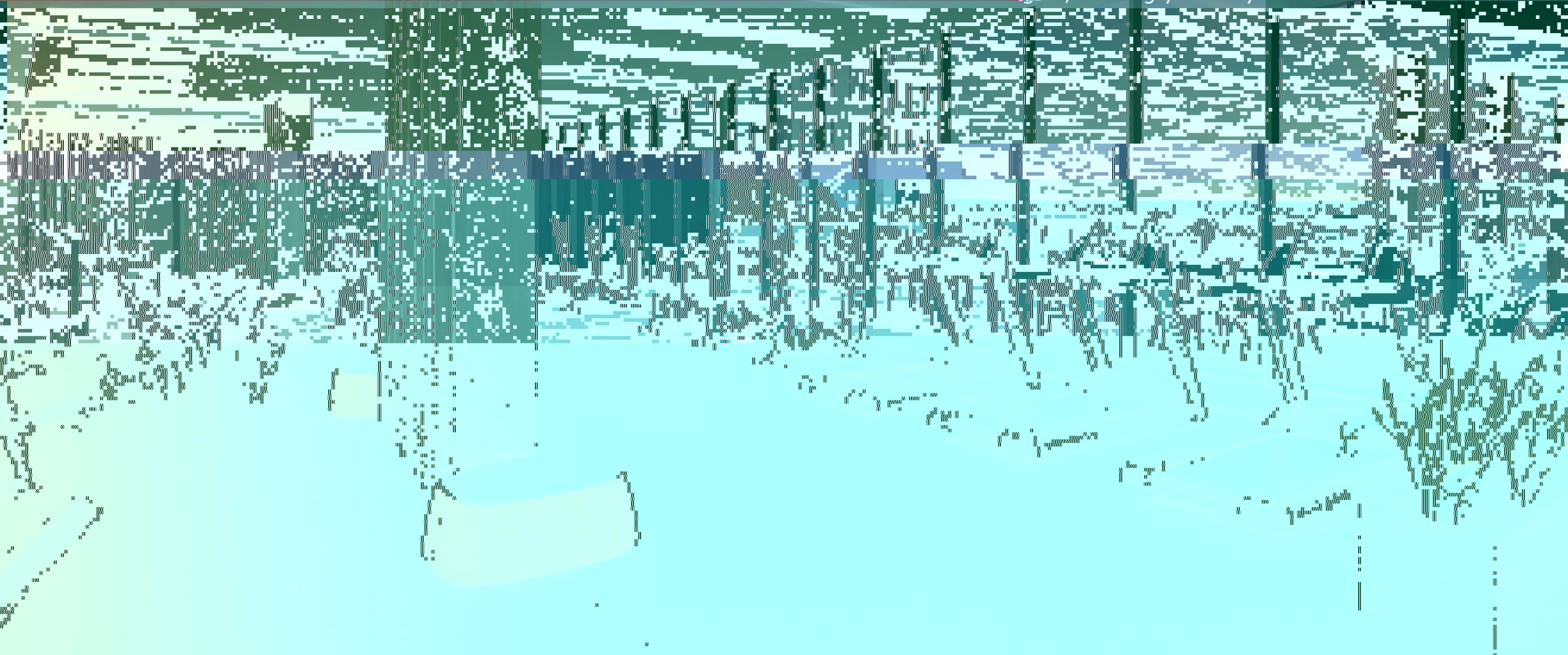
Outdoor Pool & Terrace

The heartbeat of all amenities. Whether you're hosting a weekend barbeque or a tranquil evening around the fire, this space is made for bringing loved ones together.



Fitness Centre

This state-of-the-art gym boasts a wide range of equipment for strength and cardio training, plus a sauna and steam room for a restorative after-workout wind down. Inspiring views of the water and sky are reflected from all angles, making you truly feel on top of the world.



Social Lounge

With floor-to-ceiling windows, plush seating, a kitchen and dining area, indoor fireplace and harbourfront views, this warm and expansive space opens up to the Outdoor Terrace, creating a lavish space to entertain all year-round.

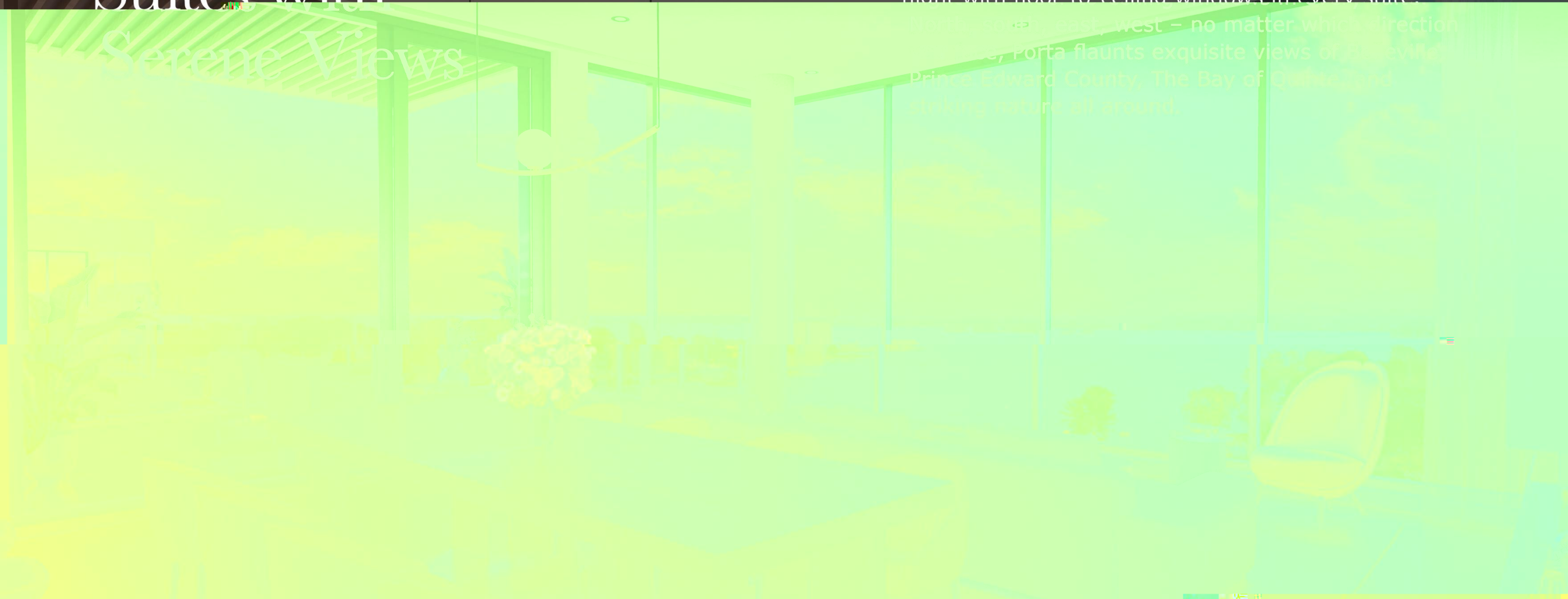


Come Home to Porta

Suites with Serene Views

Bask in steady streams of light from morning to night with floor-to-ceiling windows in every suite.

North, south, east, west – no matter which direction you face, Porta flaunts exquisite views of Belleville, Prince Edward County, The Bay of Quinte, and striking nature all around.



WEST

Beautiful from Every Angle

Warm and inviting interiors make you feel right at home with complementary tones and natural colours. Smooth finishes and thoughtful design make up a masterfully-crafted space for you to call home.



Sample Floorplans

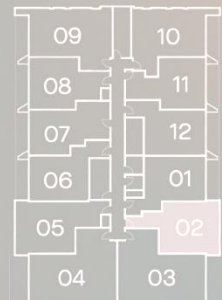
The Shiraz

1 Bed + Den, 1 Bath

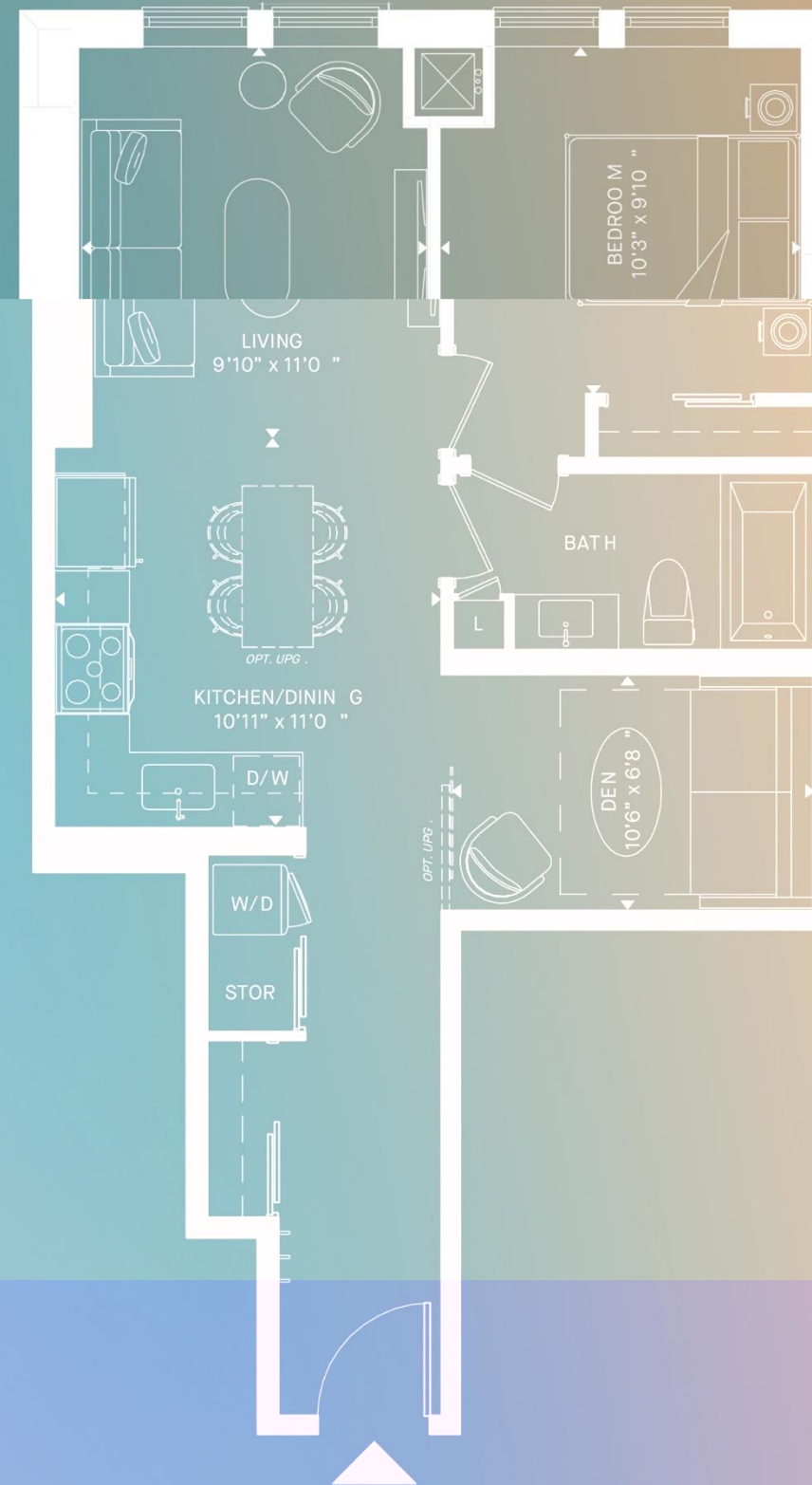
Interior 653 SF

Exterior 0 SF

Total 653 SF



Floors 4,5,6



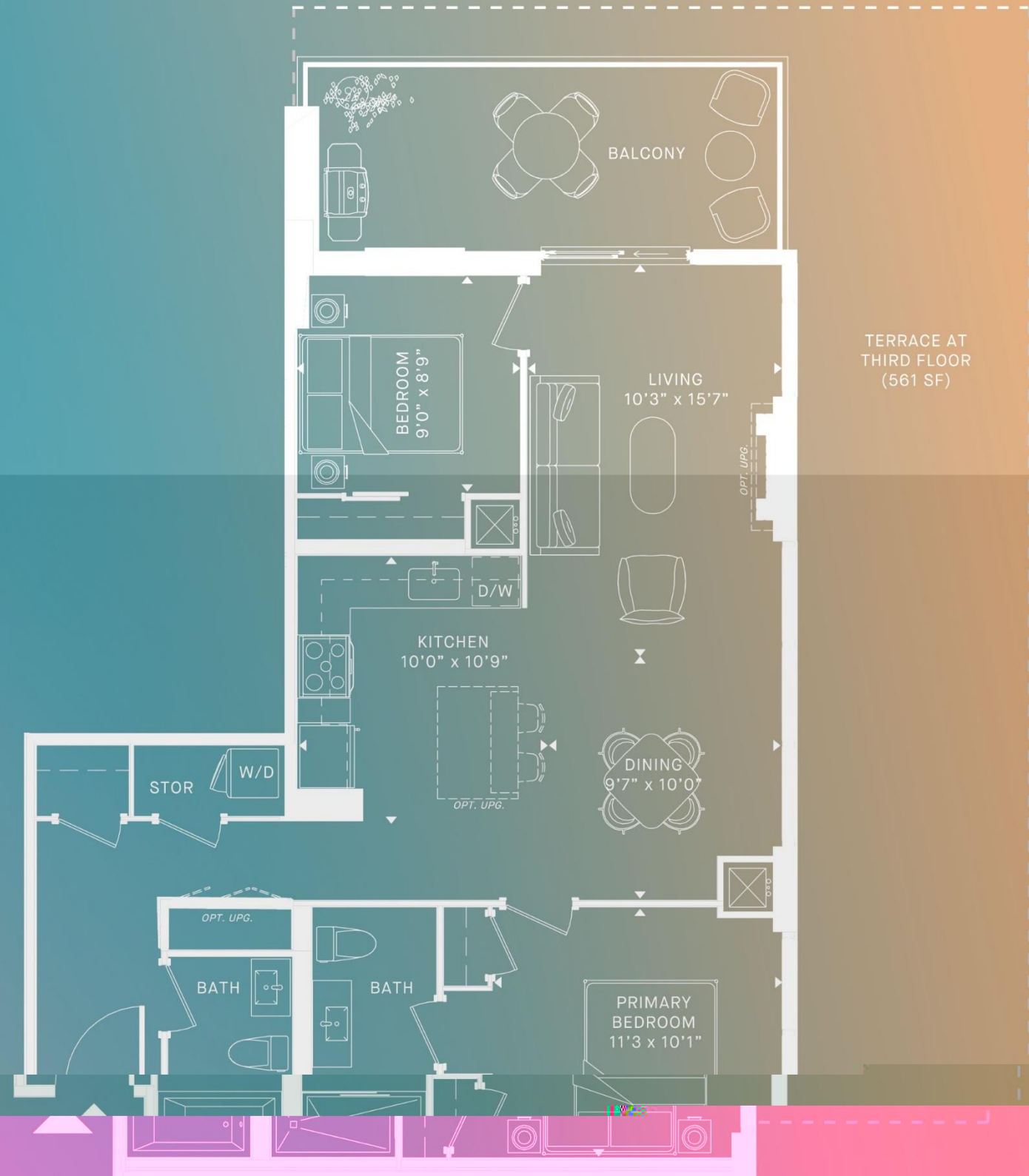
The Rosé

2 Bed, 2 Bath

Interior 924 SF

Exterior 138 SF

Total 1062 SF



Important

PORTA PLATINUM
PRESENTATION

PORTA PREVIEWING

PORTA SIGNING

James

James

James

James

James

James

James

James

James

James



Project Details

AVERAGE PSF

\$870
(Ranging from \$780 to \$1,006)

SUITE SIZES

1Bs 596 to 603sqft
1BD 595 to 725sqft
2Bs 690 to 1070sqft
2BDs 1193 to 1263sqft
3BDs 1460 to 1798sqft

PRICE RANGE

1Bs High \$400s to Mid \$500s
1BDs Mid \$500s to Mid \$600s
2Bs Mid \$600s to High \$900s
2BDs High \$900s to \$1.1m
3Bs Starting from \$1.4m

DEPOSIT STRUCTURE

15% WITH 10% IN ONE YEAR

OCCUPANCY FALL 2026

VIEWS

- South – Water views
- West – water views above the 6th floor
- East – water views for units closer to the south
- North – Downtown Belleville

ADDITIONAL DETAILS

- Our building is AIRBNB Friendly
- Parking and locker are sold separately.
 - All suite types are eligible
- We are releasing Phase I first. The building on the west side (closest to the hotel)
- Presentation Centre will be our Hirsch Office
 - 333 Bering Avenue, Suite 600.
 - Hours are 12 to 5pm.

