

INVESTOR
BROCHURE

J O Y A



ON THE QUEENSWAY

MARLIN
SPRING
DEVELOPMENTS

 Greybrook

Why Invest in the GTA

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1.5M

Immigrants Coming to Canada by 2025 with a large percentage residing in the GTA (Immigration.ca)



Fastest Growing

Region in the Province (Ontario.ca)



+43%

Population Growth by 2046 (to over 10 Million, from 7 Million in 2023)



+8.1%

Job Growth Y/Y (Ontario.ca)



+16.4%

Condo Price Growth Y/Y (TRREB Condo Market Report)

GTA Condo Market

Average Yearly Sales

2013

5,027 Units
\$334,952

+42%
Price Increase

2018

5,773 Units
\$515,816

+35%
Price Increase

2023

6,844 Units
\$737,868

GTA Y/Y Sales

2022 vs 2023

5,672 Units
(2022)

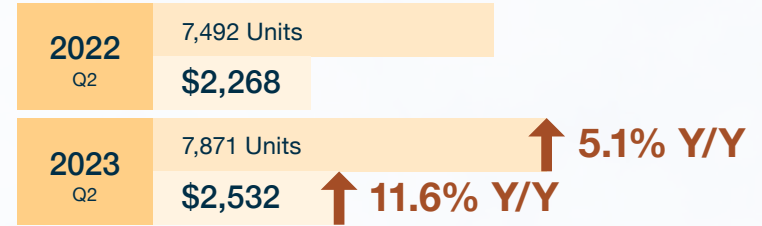
6,844 Units
(2023)

+20.7% Increase
(TRREB Condo Market Report)

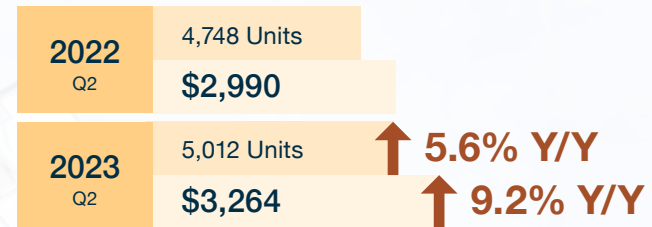
Rental Market

Average Increase in Condo Rental Price Y/Y :

Average 1-Bedroom Condo



Average 2-Bedroom Condo



13,935 condo rentals in Q2 2023

↑ 5.4%
compared to 13,270 in Q2 2022

5 Year Increase for a 1 Bedroom Rental

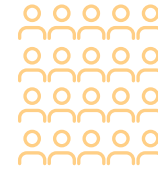
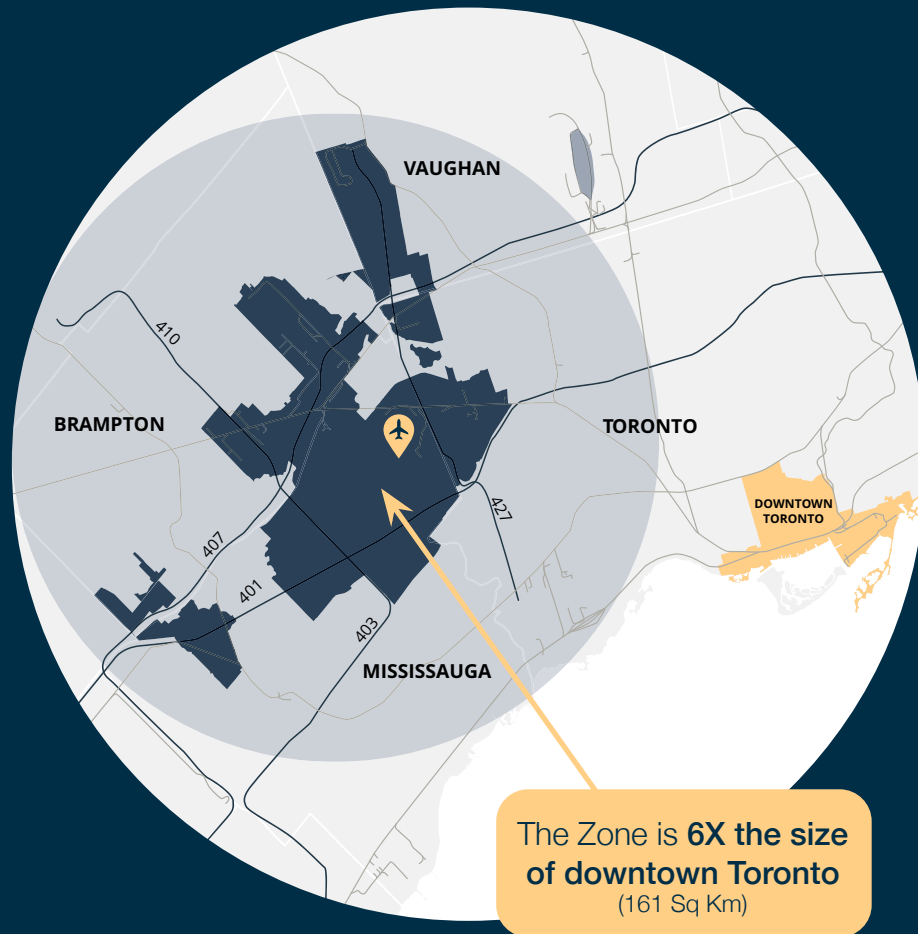
2018: **\$2,055** – 2023: **\$2,532**

23%
Increase

The Pearson Economic Zone

The area around **Pearson International Airport** is Canada's second largest employment zone.

10 min. 🚗 from JOYA.



400K JOBS

Downtown Toronto (550K)

In Ontario, The Zone accounts for:

51%
of air
transportation
jobs

36%
of warehousing
and storage jobs

25%
of pharmaceutical
and medicine
manufacturing jobs



The Zone contributed
\$53.4 billion to
Ontario's economy



1 in 10 large
companies in Ontario
are located in the Zone



Pearson Airport
processes over
45% of Canada's
air cargo



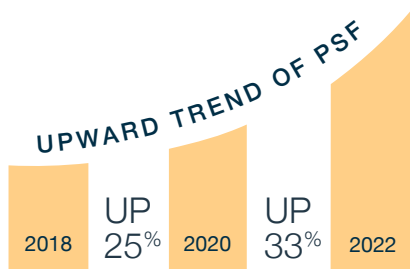
55% of workers
in the PEZ are
immigrants, relative
to 31% across Ontario

In 2021, **\$40.2 billion** worth of exports
were moved through Toronto Pearson Airport

Why The Queensway

WEST-END GROWTH

49% ↑
PSF over 4 years



CONDO RESALE PRICE INDEX

ISLINGTON CITY CENTRE WEST



TOP 3 RENTAL SUB-MARKETS

TORONTO

DOWNTOWN

\$3,280 Average Rent
\$4.16/PSF

NORTH

YORK

\$2,859 Average Rent
\$3.51/PSF

ETOBICOKE

\$2,861 Average Rent
\$3.48/PSF

MOST RECENT LEASED UNITS ON THE QUEENSWAY

1-BEDROOM

\$2,450/Month

1-BEDROOM + DEN

\$2,600/Month

2-BEDROOM

\$3,500/Month

3-BEDROOM

\$4,200/Month

MOST RECENT SOLD UNITS ON THE QUEENSWAY

1-Bedroom

Resale	JOYA (Starting)
\$559,000	\$524,990

1-Bedroom + Den

Resale	JOYA (Starting)
\$649,000	\$585,990


2-Bedroom

Resale	JOYA (Starting)
\$800,000	\$763,990

Source: MLS

Connectivity

2  Stations to the North and South within a 10 min. drive

KIPLING   

- 9 min. drive from Joya
- Transit hub connects to TTC Subway, GO Transit, MiWay and Buses
- Yonge & Bloor in under 30 mins.
- Union Station in 40 mins.
- Connect to Milton

Future Infrastructure

Includes a GO Rail Expansion at the Kipling Bus Terminal with a completion value of over \$73M. The redevelopment integrates TTC subway, GO regional rail and local and regional bus services (GO, TTC, MiWay) into a single mobility hub through a new inter-regional bus terminal and other supporting infrastructure.

MIMICO 

- Part of the Lakeshore West Line, connects to Hamilton
- Union Station in 15 mins.

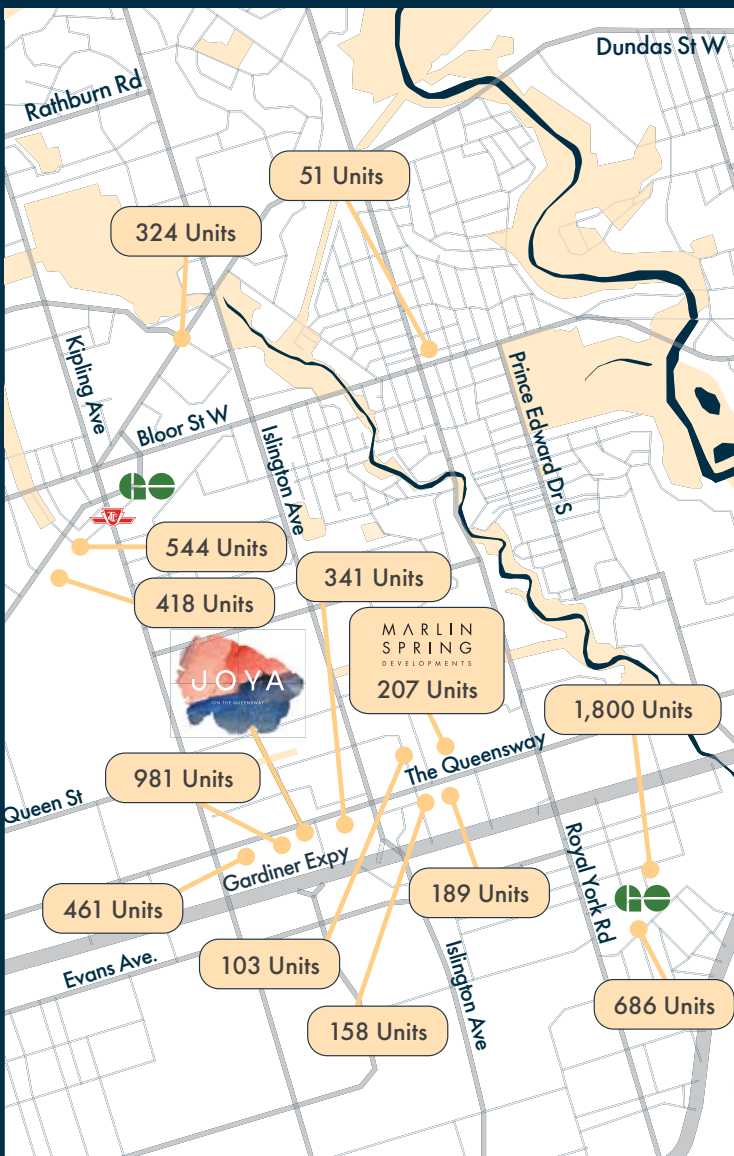
HIGHWAY

- Downtown Toronto – 15 mins.
- Gardiner Expressway – 1 min.
- 427 – 5 mins.
- 401 – 10 mins.
- Pearson International Airport – 15 mins.

KEY LOCATION

6 mins. to
CF Sherway Gardens

7 mins. to the
Waterfront



Over 6,263 Units Coming to the Area in 5 Years.

Only 3.8 months inventory on The Queensway (MLS)



Transit

1. Kipling GO Station
2. Kipling TTC Subway Station
3. Mimico GO Station
4. Islington TTC Subway Station
5. Royal York TTC Subway Station

Parks

1. Queensway Park and Rink
2. Humber Bay Parks
3. Mimico Creek
4. South Humber Park

Schools

1. St. Louis Catholic Elementary School
2. George R Gauld Junior School
3. Karen Kain School of the Arts
4. Etobicoke School of the Arts
5. Castlebar Junior School
6. The Mildenhall Montessori School
7. Norseman Junior Middle School
8. Bishop Allen Academy Catholic Secondary School

Restaurants

1. Cheese Boutique
2. The Pie Commission
3. SanRemo Bakery
4. Tom's Dairy Freeze
5. Starbucks
6. Rudy
7. Posticino
8. Spoon & Fork
9. The Galway Arms Irish Pub and Restaurant
10. Scotty Bons

Shops

1. CF Sherway Gardens
2. Costco
3. IKEA
4. LCBO
5. The Beer Store
6. Walmart Supercentre
7. Canadian Tire
8. Farm Boy
9. Sobeyes
10. Global Pet Foods
11. Freebird Market

Services

1. St. Andrews Clinic
2. BMO
3. RBC Royal Bank
4. TD Canada Trust Branch
5. CIBC
6. Canada Post
7. South Etobicoke Animal Hospital

MARLIN SPRING DEVELOPMENTS

Marlin Spring Developments is invested in The Queensway and since 2018, has acquired a number of sites that will offer more than **1,500 new homes** along The Queensway corridor. The company is committed to building vibrant communities with service-based retail, unique live-work opportunities and lifestyle based amenities to meet the needs of this ever-growing neighbourhood.



JOYA

ON THE QUEENSWAY

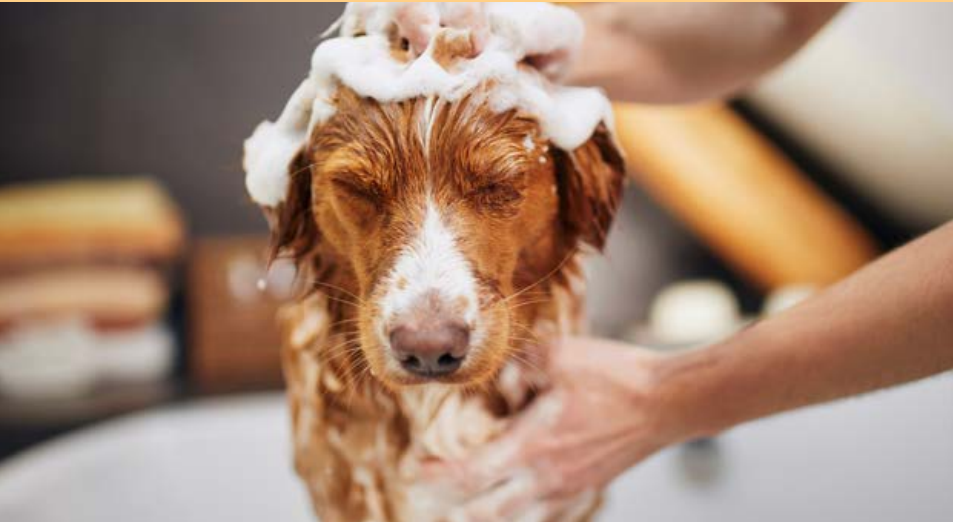
THE FACTS

- 1045 The Queensway
- 12 storeys
- 321 units
- 338 – 1,450 SF
- Units:
 - 36** Studios
 - 41** 1-Bedrooms
 - 126** 1-Bedroom + Den
 - 79** 2-Bedrooms
 - 31** 3-Bedrooms
 - 4** Live/Work units
 - 4** Two-Storey Townhomes



JOYA AMENITIES

14,000 SF of amenity space



GROUND FLOOR

- Lobby & Lounge
- Pet Wash

SECOND FLOOR

- Workshop/Craft Room
- Children's Play Area
- Gear Shop



THIRD FLOOR

- Games Lounge
- Theatre Room
- Party Room
- Social Lounge

Fitness Centre with:

- Virtual Training Room
- Virtual Spin Room
- Treatment Room
- Yoga Room

ROOFTOP

- Dining & Lounge
- BBQ

- Terrace
- Dog Run

THE TEAM

MARLIN SPRING DEVELOPMENTS

Marlin Spring Developments is an award-winning development company, building low-rise and high-rise communities throughout Toronto and the GTA. Committed to providing homes for Toronto's rapidly growing and diverse population, Marlin Spring Developments is focused on delivering exceptional homes with unique and desirable amenities customized to meet its clients' needs, in locations that provide access to transit, greenspace, schools, and conveniences. As the Marlin Spring Group's dedicated operating company for the development and construction of residential real estate in the Greater Toronto Area, Marlin Spring Developments growing portfolio currently consists of approximately 10,000 homes in various stages of development, construction, and completion.

55+
Projects

9 Billion+
Project
Completion Value

9,600+
Development
Units

16 Million
SF of GFA

g Greybrook

Greybrook is a Toronto-based private equity firm that actively invests in and manages large-scale real estate development projects that contribute to the growth of thriving cities and communities.

Our diversified real estate portfolio, ranges from single-family homes, condominiums, multifamily rental and value-add apartment assets to ultra-luxury residences and retail.

Over the years, Greybrook has built a strong reputation for our ability to identify opportunities for new development and strategically partner with some of the best real estate developers in our chosen markets to create value and deliver exceptional homes to homebuyers and returns for our investors.

Visit us at www.greybrook.com to learn more.



JOYA

ON THE QUEENSWAY

IT'S YOUR HAPPY PLACE.

JOYACONDOS.COM

1045 THE QUEENSWAY

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