

Investor Brochure

Table of Contents



1. Why Invest in the GTA? **P.6**
2. West-Toronto Growth **P.8**
3. Why Junction Triangle? **P.10**
4. Why 316 Junction Condos? **P.12**
5. Amenities **P.14**
6. Amenities Map **P.16**
7. Marlin Spring **P.18**
8. The 316 Team **P.20**

1. Why Invest in the GTA?

30%

projected Population
Growth by 2030

800k

people moving to
Toronto by 2030

500k

immigrants per year to
Canada by 2025

17%

average resale condo price
increase year over year

15%

average increase in condo
rental price year over year

2. West-Toronto Growth

Toronto's West End is Growing



316 Junction Condos is located within the growing Junction Triangle and neighbouring communities.



Over **4,800**

new units coming to the area.



NEW **tpl:** toronto public library
10,000
 sq. ft public library.

New GO Station
 at Lansdowne and Bloor.



3. Why Junction Triangle?



Walk Score



Bike Score



Transit Score



316 Junction Condos is located close to Dundas West Subway Station, the UP Express, and GO Transit - Bloor-Lansdowne Station GO Station. The neighbourhood also has great options for biking, with the West Toronto Bike Path only 5 minutes away.



Union Station

Pearson Airport



UP Express

Dundas West TTC Station

Lansdowne TTC Station



Roncesvalles

High Park

West Toronto Bike Path

Museum of Contemporary Art



The Junction Triangle is an electric place to be, with exciting discoveries waiting for you at every turn. Feed your spirit at the many neighbourhood art galleries, or feed your senses at any of the award-winning dining destinations within reach.

4. Why 316 Junction Condos?



Rental Statistics

1B:	481 – 747 SF	\$2,255 – \$2,985 /month
2B:	683 – 1147 SF	\$3,170 – \$5,545 /month
3B:	965 – 1336 SF	\$3,930 – \$5,030 /month

Parking \$175/month

*Statistics per internal research as of Q3 2022.
All numbers are approximate and subject to change.*

Building Statistics

26 stores **283** residential units **618** sq. ft. avg. unit size

12,000 + **Community Park**
sq. ft. **Park**

of indoor and outdoor amenity space

on Site

Why Invest at 316 Junction Condos?

**Grounded
in community**

In an area with high demand and low supply, this is a unique opportunity to own a piece of an ever-evolving community. Be a part of a diverse Toronto neighbourhood that's famous for its unique urban edge and eclectic community charm.



5. Amenities

Enjoy an incredible list of Lifestyle Amenities



LOBBY



FITNESS



TERRACE



COWORKING

1st Floor

- Lobby Lounge
- Parcel Room
- Outdoor Lounge
- Pet Wash
- Library Lounge
- Co-Working Space



PARTY ROOM



GAME ROOM

5th Floor

- Fitness Centre
- Outdoor Lounge
- Outdoor BBQ
- Games Room
- Theatre Room
- Party Room
- Art Studio

6th Floor

- Fitness Centre
- Yoga & Meditation Room

Building Amenities

6. Amenities Map

◆ Transit

- 1 Bloor GO Station
- 2 Dundas West TTC Subway Station
- 3 Lansdowne GO Station
- 4 Union Pearson Express

🏫 Schools

- 1 Perth Avenue Junior Public School
- 2 St.Luigi Catholic School
- 3 St.Rita Catholic School

▲ Parks

- 1 Campbell Park
- 2 Carlton Park
- 3 Perth Square Park

● Food & Drinks

- 1 Henderson Brewing Co
- 2 KIBO Sushi House – Bloor
- 3 Sugo
- 4 Halo Brewery
- 5 Blondies Pizza – Junction
- 6 FARMHOUSE Tavern
- 7 Gus Tacos
- 8 Mattachioni
- 9 Sohmers Pizza
- 10 Defina Wood Fired
- 11 Neon Commissary
- 12 Boo Radley's
- 13 Mabel's Bakery & Specialty Foods
- 14 Honest Weight
- 15 Nodo Junction
- 16 Indie Alehouse
- 17 The Sweet Potato
- 18 Organic Garage
- 19 The Hole in The Wall



■ Art & Culture

- 1 FreshBooks
- 2 Museum of Contemporary Art Toronto Canada
- 3 Urban Gardener
- 4 Imagefoundry
- 5 ESP | Erin Stump Project
- 6 Wallace Ave Pedestrian Bridge
- 7 West Toronto Rail Path
- 8 Ubisoft Toronto
- 9 George Chuvalo Community Centre

◆ Coffee Shops

- 1 Hale Coffee Company – Junction
- 2 Savings Mondays
- 3 Gasper Cafe
- 4 Forno Cultura MOCA/Bread Lab
- 5 Martin Espresso Bar
- 6 Ethica Coffee Roasters



7. MARLIN SPRING

Marlin Spring is a fully integrated real estate company that 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, Marlin Spring

produces 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, Marlin Spring has 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.



Ranked No.1

Fastest Growing Company in Canada by Canadian Business

45

Projects

8000

Development Units

7 Billion

Project Completion Value

13 Million

Sq. Ft. of GFA



8. The 316 Team

gpa

Giannone Petricone Associates Inc. Architects is a Toronto based design firm, led since 1995 by Principals Ralph Giannone and Pina Petricone.

TLV

Truong Ly Design was founded in 2019 by Truong Ly, who had over a decade in the design industry working on world class projects. Our diverse, innovative and international team focuses on multi unit residential developments, ultra luxury private residences, commercial and hospitality projects. With a top tier list of clientele and a superb portfolio, we continue to seek new potential and growth opportunities.

Baker
Real Estate Incorporated

Baker Real Estate specializes in the sales and marketing of new home master-planned communities, including condominiums, townhomes, and single-family homes, as well as hotel condominiums and resort properties, operating in all four corners of the globe. Baker Real Estate works with extraordinary clients and visionary teams to create lasting value. Baker brings innovation, expertise, and unparalleled experience to every new challenge. From record-breaking sell-outs to innovative technologies and unmatched expertise, Baker has always taken a lead role.



M A R L I N
S P R I N G

Exclusive Brokerage: Baker Real Estate Incorporated, Brokerage, Brokers Protected. Prices and specifications are subject to change without notice. Illustrations are artist's concept. E. & O.E.