# **Investor Brochure**



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

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## 1. Why Invest in the GTA?

30%

projected Population Growth by 2030 people moving to Toronto by 2030 5000K immigrants per year to

Canada by 2025

15%

average increase in condo rental price year over year

average resale condo price increase year over year

17%

Source provided by Toronto Census



## 3. Why Junction Triangle?







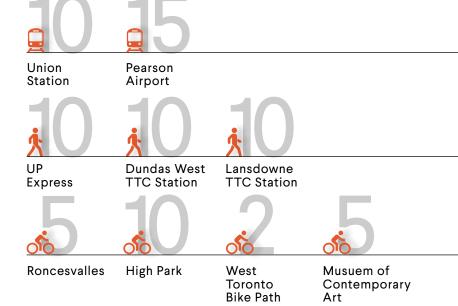


Transit Score

47

#### 316 Junction Condos

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





## 4. Why 316 Junction Condos?



# 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.

## **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 storeys 283 residential 618

sq. ft. avg. unit size

12,000 + Community sq.ft. Park

of indoor and outdoor amenity space

on Site



## 5. Amenities



Enjoy an incredible list of Lifestyle Amenities





## 1<sup>st</sup> Floor

- $\cdot \ {\rm Lobby} \ {\rm Lounge}$
- · Parcel Room
- · Outdoor Lounge
- · Pet Wash
- Library Lounge
- · Co-Working Space







## 5<sup>th</sup> Floor

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

6<sup>th</sup> Floor

Fitness Centre
Yoga & Meditation Room

# **Building** Amenities

## 6. Amenities Map

#### ♦ Transit

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

### Schools

- 1 Perth Avenue Junior Public School
- <sup>2</sup> St.Luigi Catholic School
- <sup>3</sup> St.Rita Catholic School

#### Parks

- Campbell Park
- 2 Carlton Park
- Perth Square Park

### Food & Drinks

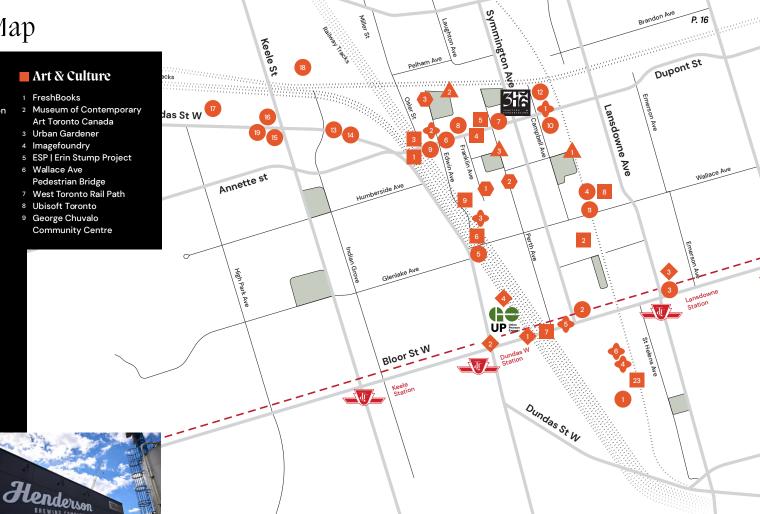
- 1 Henderson Brewing Co
- 2 KIBO Sushi House Bloor
- 3 Sugo
- 4 Halo Brewery
- 5 Blondies Pizza Junction
- 6 FARMHOUSE Tavern
- 7 Gus Tacos
- 8 Mattachioni 9 Sohmers Pizza
- <sup>10</sup> Defina Wood Fired
- 11 Neon Commissary
- 12 Boo Radley's
- 13 Mabels Bakery & Specialty Foods
- <sup>14</sup> Honest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

### Coffee Shops

- Hale Coffee Company Junction
- Savings Mondays
- Gasper Cafe
- Forno Cultura MOCA/Bread Lab
- Martin Espresso Bar
- 6 Ethica Coffee Roasters

### 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
- <sup>9</sup> George Chuvalo **Community Centre**



Davenport Rd





### 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, forwardthinking, 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



Projects

Units

8000 Development

7 Billion

Project Completion Value



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.

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 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.