

INVESTOR  
BROCHURE

# JOYA

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)

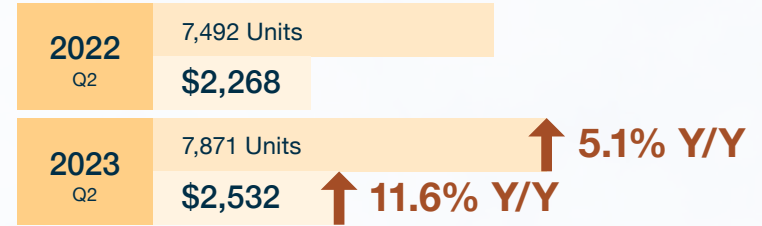
6,844 Units  
(2023)

**+20.7%** Increase  
(TRREB Condo Market Report)

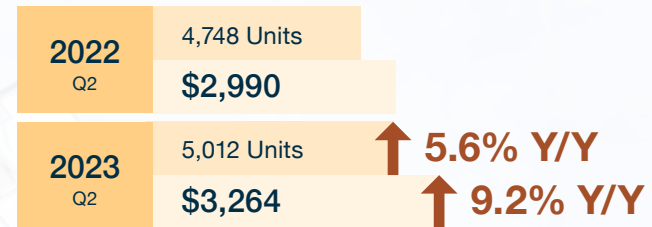
# Rental Market

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

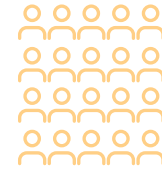
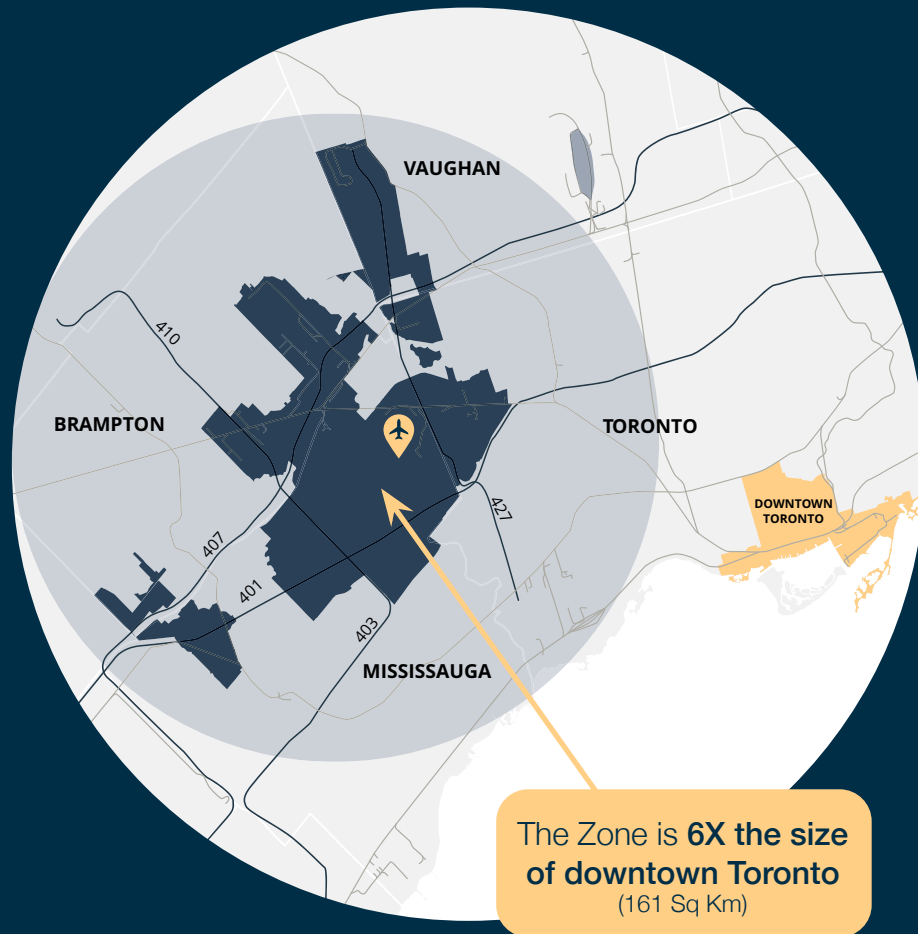
2018: **\$2,055** – 2023: **\$2,532**

**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



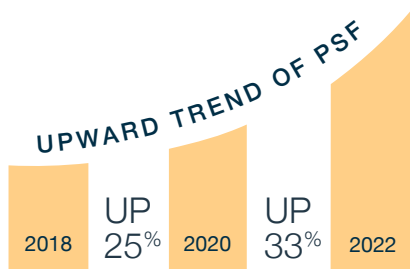
**55% of workers**  
in the PEZ are  
immigrants, relative  
to 31% across Ontario

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.

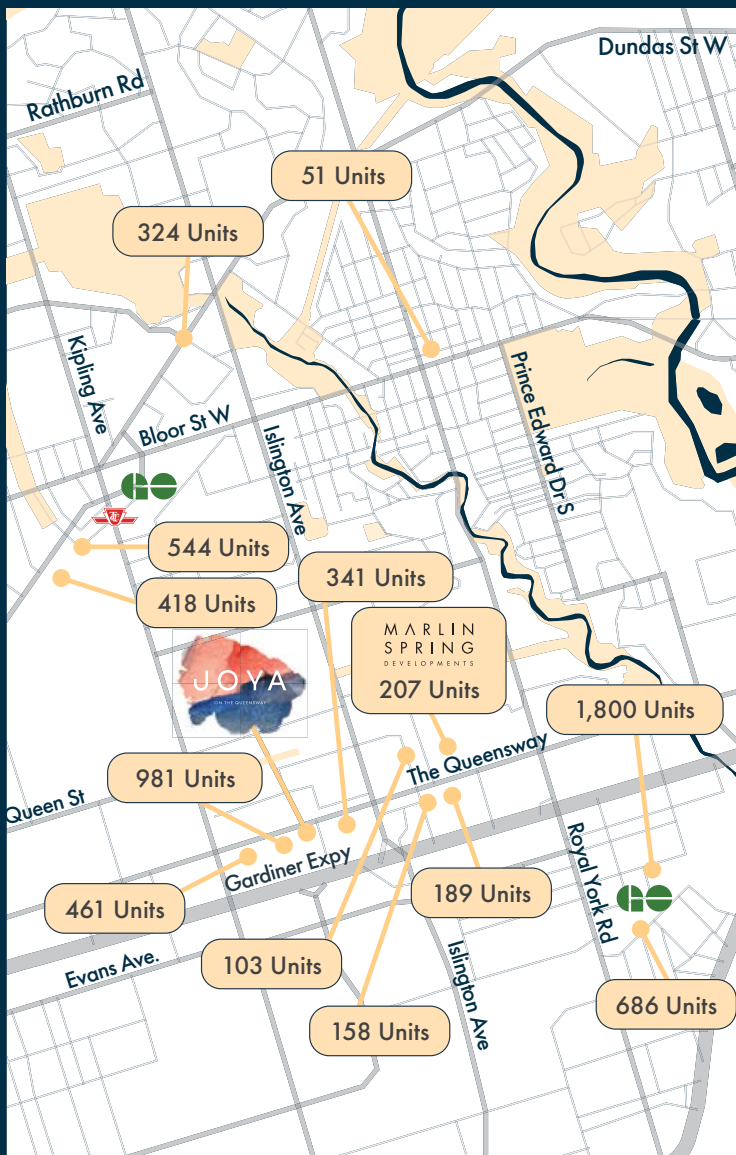
## HIGHWAY

- 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](http://www.greybrook.com) to learn more.

