



EXCLUSIVE VIP BROKER LAUNCH CLIENT INCENTIVES

FREE ASSIGNMENT

(Value of \$5,000)

Legal fee applies



Free Right to Lease During Occupancy
(Value of \$5,000)
Legal fee applies

Reduced Development Charges

STUDIO/JR 1B/1B/1B+D/JR 2B

~~\$18,000~~

\$5,000

(For deals written between October 11th and November 15th only)

2B/2B+D/3B/LW/TOWNHOME

~~\$21,000~~

\$8,000

(For deals written between October 11th and November 15th only)



JOE Godara
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All Prices, incentives, and specifications are subject to change without notice E. & O.E.

*Floor premiums and outdoor condition premiums may apply. HST included in Purchase Price. Please speak to a Sales Representative for details.

**All optional walls for room conversions may be done at Décor Appointment, optional items are not included in Purchase Price

+ Incentive timeline subject to change without notice

Brokers Protected. E. & O.E. October 10th, 2023.



STUDIO/JR ONE BEDROOM SUITES**

MODEL	BED	BATH	SIZE	VIEW	OUTDOOR	STARTING PRICE*
SA	STUDIO	1	336	N	JULIET	\$419,990
SB	STUDIO	1	336	N	JULIET	\$431,990
SJ	JR ONE	1	468	S	JULIET	\$467,990
SD	STUDIO	1	404	E	BAL	\$479,990
SE	JR ONE	1	415	W	JULIET	\$475,990
SK	JR ONE	1	474	S	BAL	\$493,990
SM	JR ONE	1	484	E	JULIET	\$501,990

ONE BEDROOM SUITES

MODEL	BED	BATH	SIZE	VIEW	OUTDOOR	STARTING PRICE*
1Q	1B	1	490	E	JULIET	\$524,990
1D	1B	1	502	S	BAL	\$556,990
1G	1B	1	522	E	JULIET	\$548,990
1J	1B	1	542	W	JULIET	\$558,990
1Y	1B	1	502	S	JULIET	\$548,990

ONE BEDROOM PLUS DEN SUITES

MODEL	BED	BATH	SIZE	VIEW	OUTDOOR	STARTING PRICE*
1ACD	1B+D	1	567	E	JULIET	\$586,990
1ZD	1B+D	1	567	E	JULIET	\$595,990
1B	1B+D	1	491	E	BAL	\$606,990
1L	1B+D	1	548	E	JULIET	\$660,990
1A	1B+D	1	461	S	BAL	\$589,990
1YD	1B+D	2	604	W	JULIET	\$645,990
1SD	1B+D	2	607	W	JULIET	\$638,990

<p>Deposit Structure \$10,000 on signing Balance to 5% in 30 days 5% in 365 days 5% in 540 days 5% on occupancy (2027)</p>	<p>Parking \$70,000 \$65,000 Currently Available for units 591 SF and larger All other units will be waitlisted</p> <p>Locker \$7,000 \$6,000 Currently Available for units 548 SF and Larger All other units will be waitlisted</p>	<p>Tentative Occupancy Spring 2027</p> <p>Maintenance fee Approximately \$0.70/SF (Excluding Hydro & Water)</p>
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RE/MAX MILLENNIUM REAL ESTATE BROKERAGE

Instagram, Facebook, YouTube, X, TikTok, LinkedIn @joegodara

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JOYA

ON THE QUEENSWAY

JR TWO** BEDROOM SUITES

MODEL	BED	BATH	SIZE	VIEW	OUTDOOR	STARTING PRICE*
1C	JR TWO	1	501	E	BAL	\$618,990
1H	JR TWO	1	531	N	BAL	\$657,990
1R	JR TWO	2	585	N	JULIET	\$675,990
1BD	JR TWO	1	541	W	BAL	\$664,990
1FD	JR TWO	2	569	S	BAL	\$692,990
1MD	JR TWO	2	587	S	BAL	\$708,990

TWO BEDROOM SUITES

MODEL	BED	BATH	SIZE	VIEW	OUTDOOR	STARTING PRICE*
2B	2	2	658	N	JULIET	\$732,990
2Z	2	2	739	NW	JULIET	\$788,990
2F	2	2	684	N	BAL	\$778,990
2K	2	2	689	SW	BAL	\$805,990
2L	2	2	729	NE	JULIET	\$815,990
2T	2	2	784	NE	BAL	\$830,990
2Y	2	2	781	N	BAL	\$840,990

TWO BEDROOM PLUS DEN & THREE BEDROOM SUITES

MODEL	BED	BATH	SIZE	VIEW	OUTDOOR	STARTING PRICE*
2BD	2B+D	2	797	NE	BAL	\$870,990
3F	3	2	930	SW	BAL	\$1,005,990
3H	3	2	1012	SE	BAL	\$1,124,990

<p>Deposit Structure \$10,000 on signing Balance to 5% in 30 days 5% in 365 days 5% in 540 days 5% on occupancy (2027)</p>	<p>Parking \$70,000 \$65,000 Currently Available for units 591 SF and larger All other units will be waitlisted</p> <p>Locker \$7,000 \$6,000 Currently Available for units 548 SF and Larger All other units will be waitlisted</p>	<p>Tentative Occupancy Spring 2027</p> <p>Maintenance fee Approximately \$0.70/SF (Excluding Hydro & Water)</p>
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Brokers Protected. E. & O.E. October 10th, 2023.

MARLIN
 SPRING
 DEVELOPMENTS

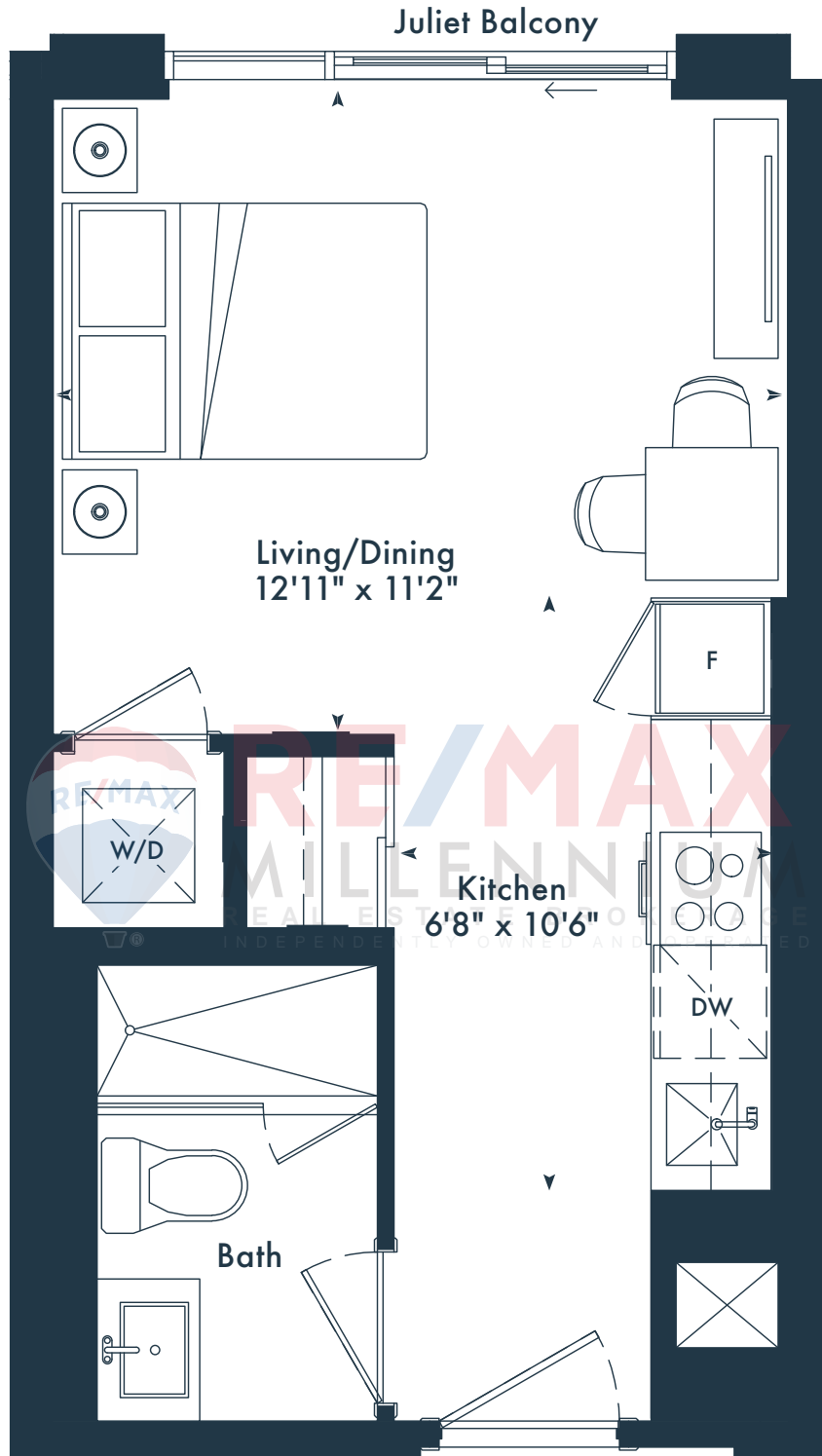
g Greybrook

SA

Studio
1 bath
336 SQ. FT.

JOYA

ON THE QUEENSWAY



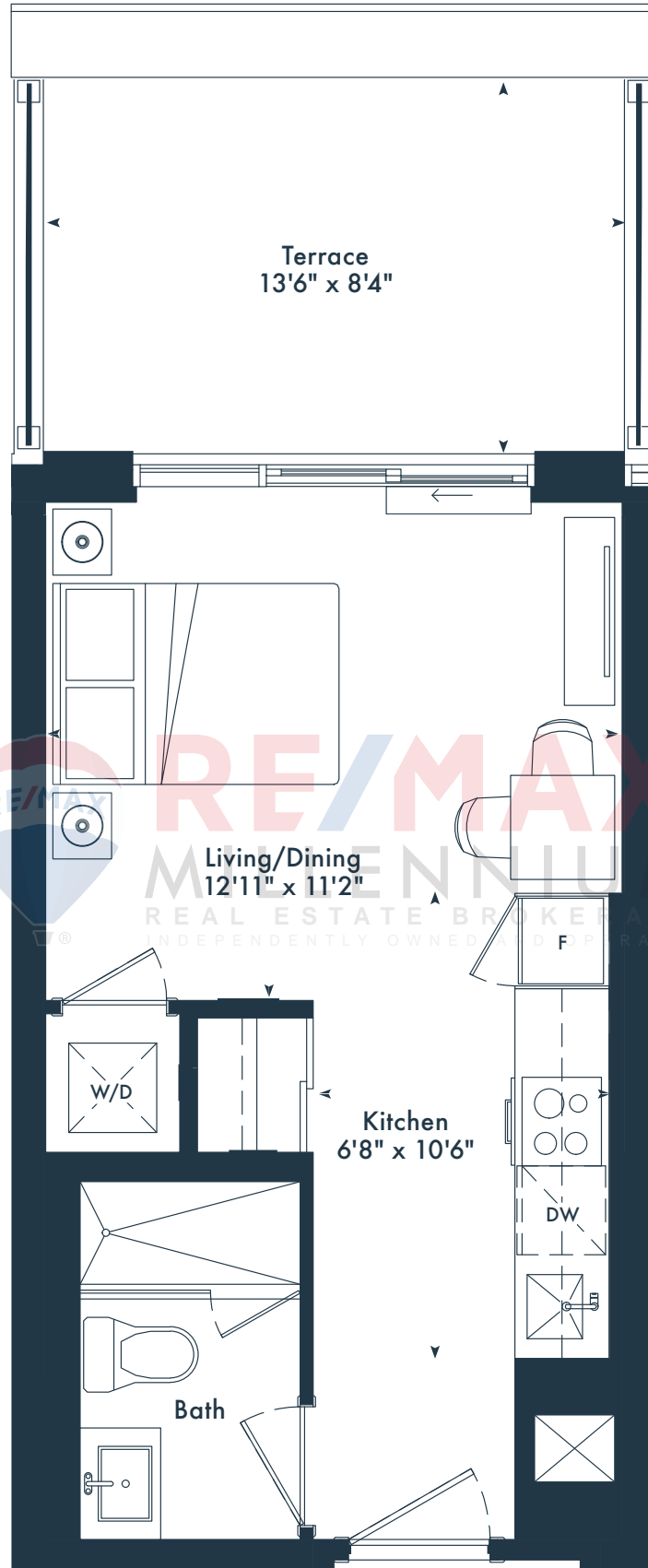
8TH-9TH FLOOR

SA-T

Studio
1 bath
336 SQ. FT.

JOYA

ON THE QUEENSWAY



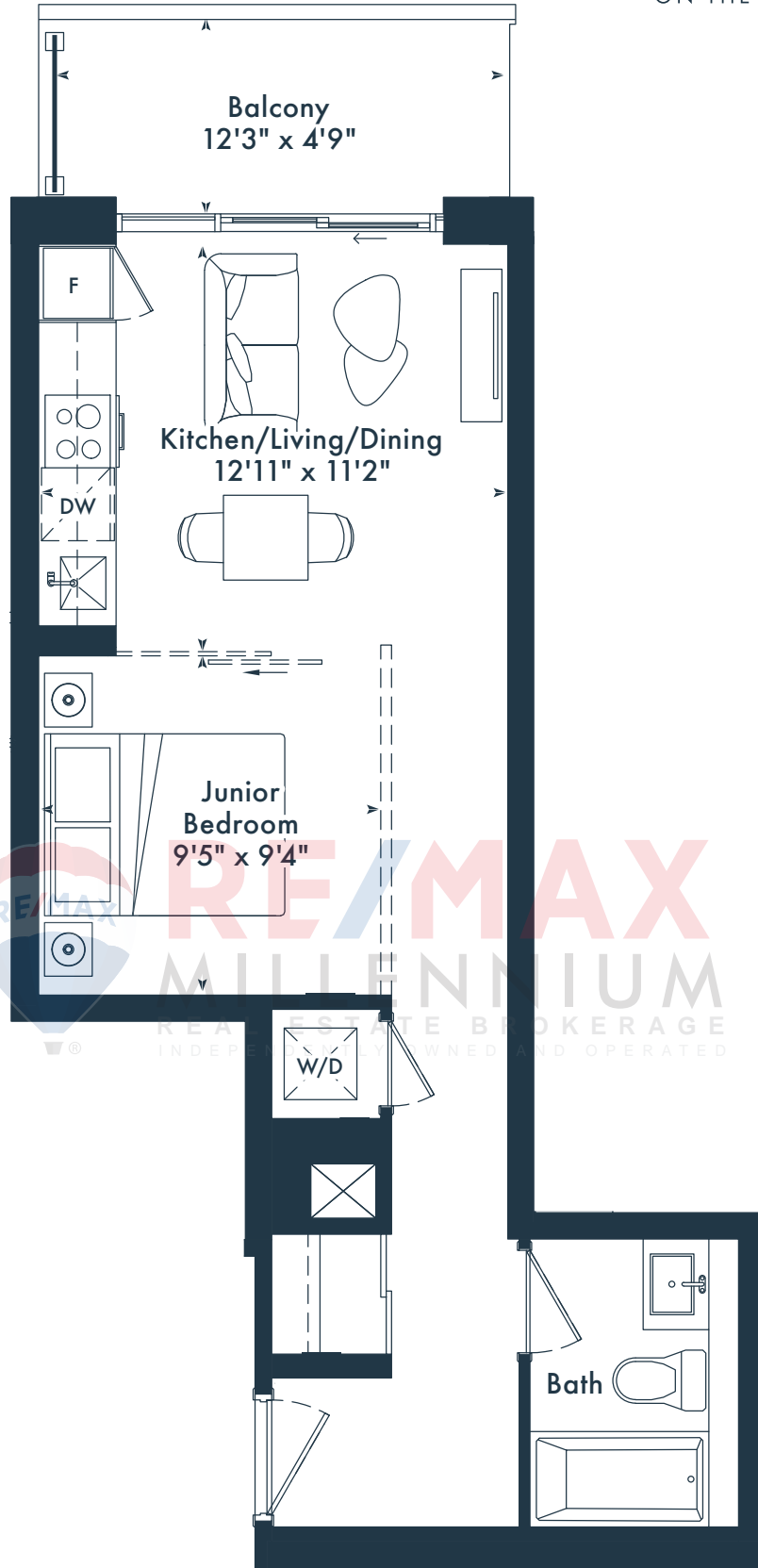
7TH FLOOR

SK

Junior 1 bedroom
1 bath
474 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

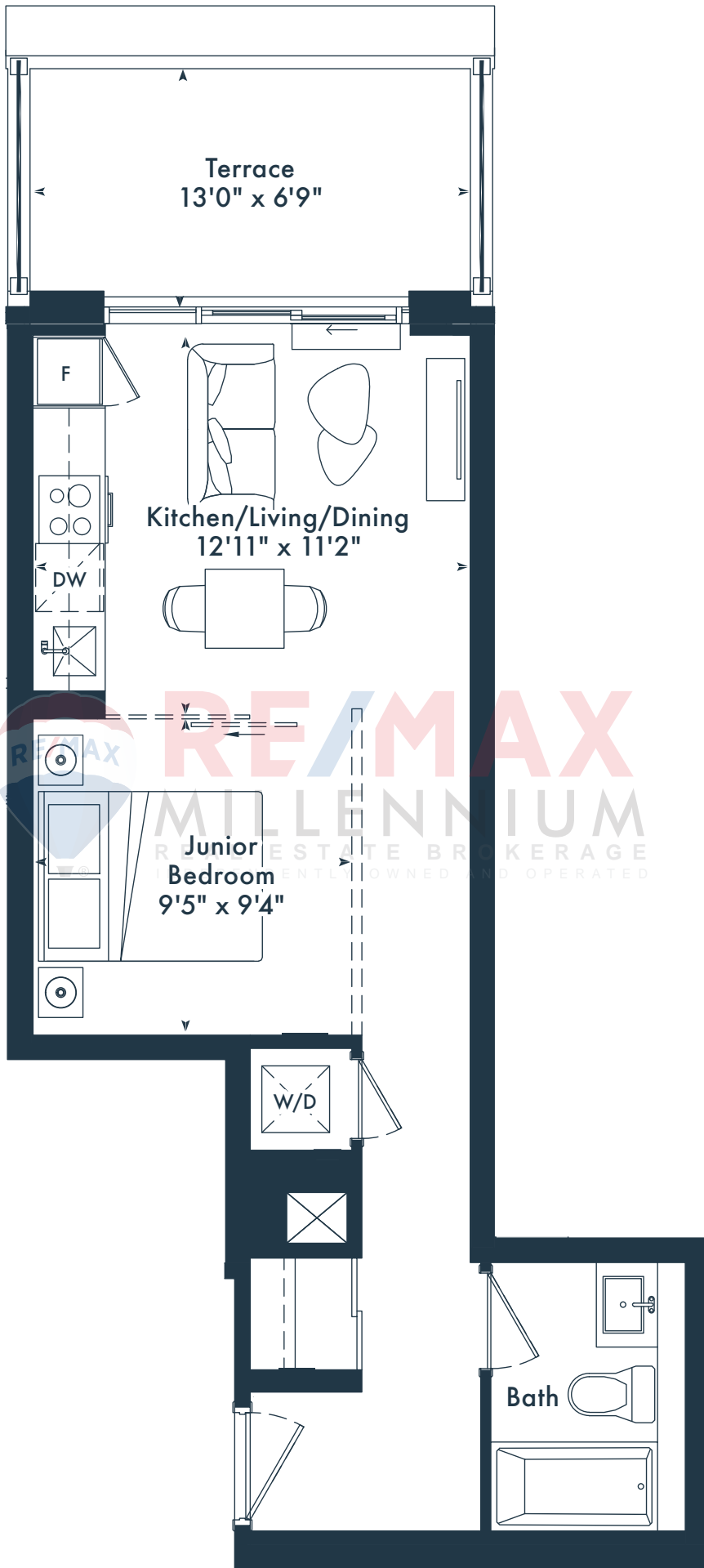
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SK-T

Junior 1 bedroom
1 bath
474 SQ. FT.

JOYA

ON THE QUEENSWAY

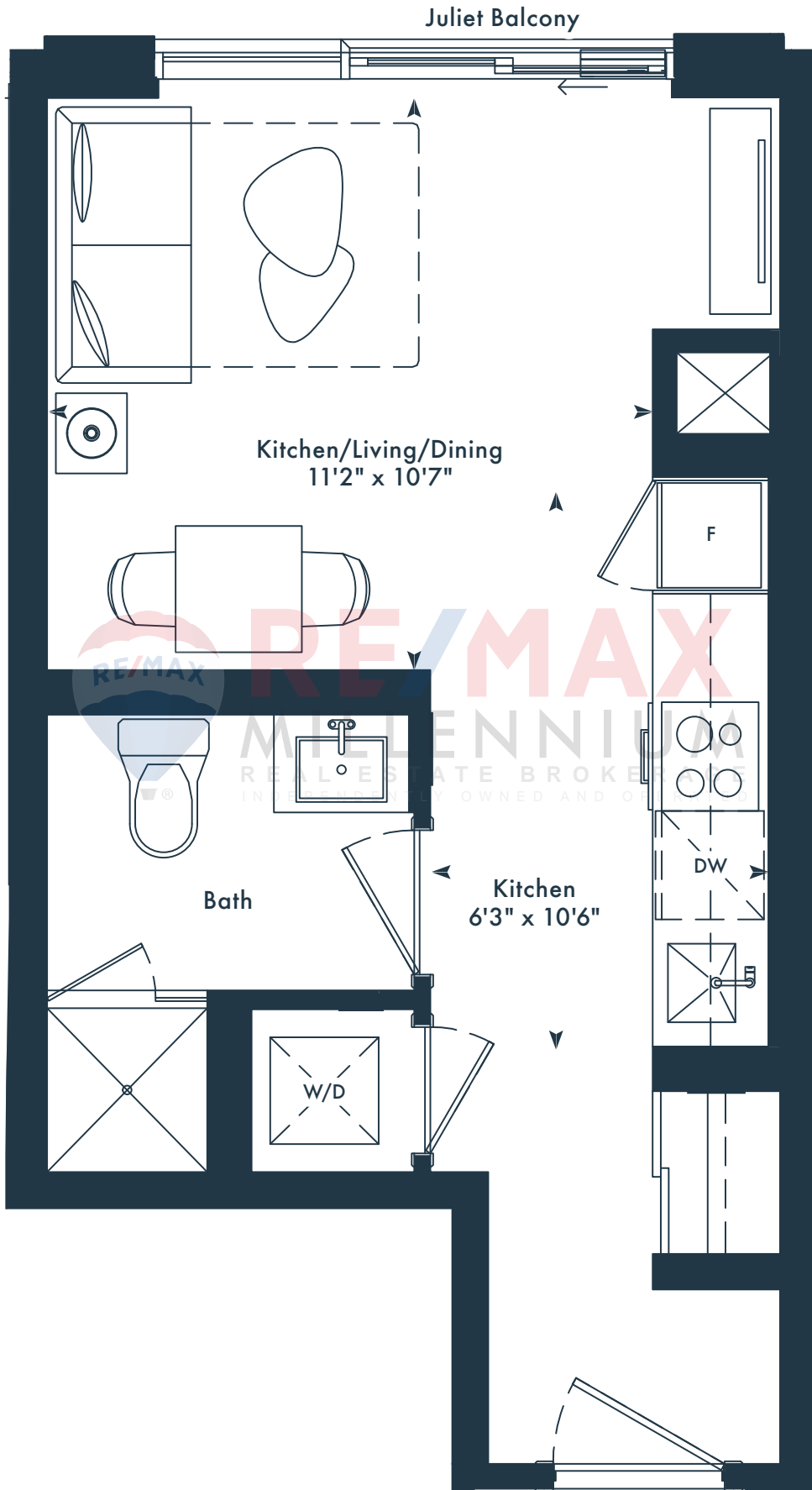


SB

Studio
1 bath
336 SQ. FT.

JOYA

ON THE QUEENSWAY



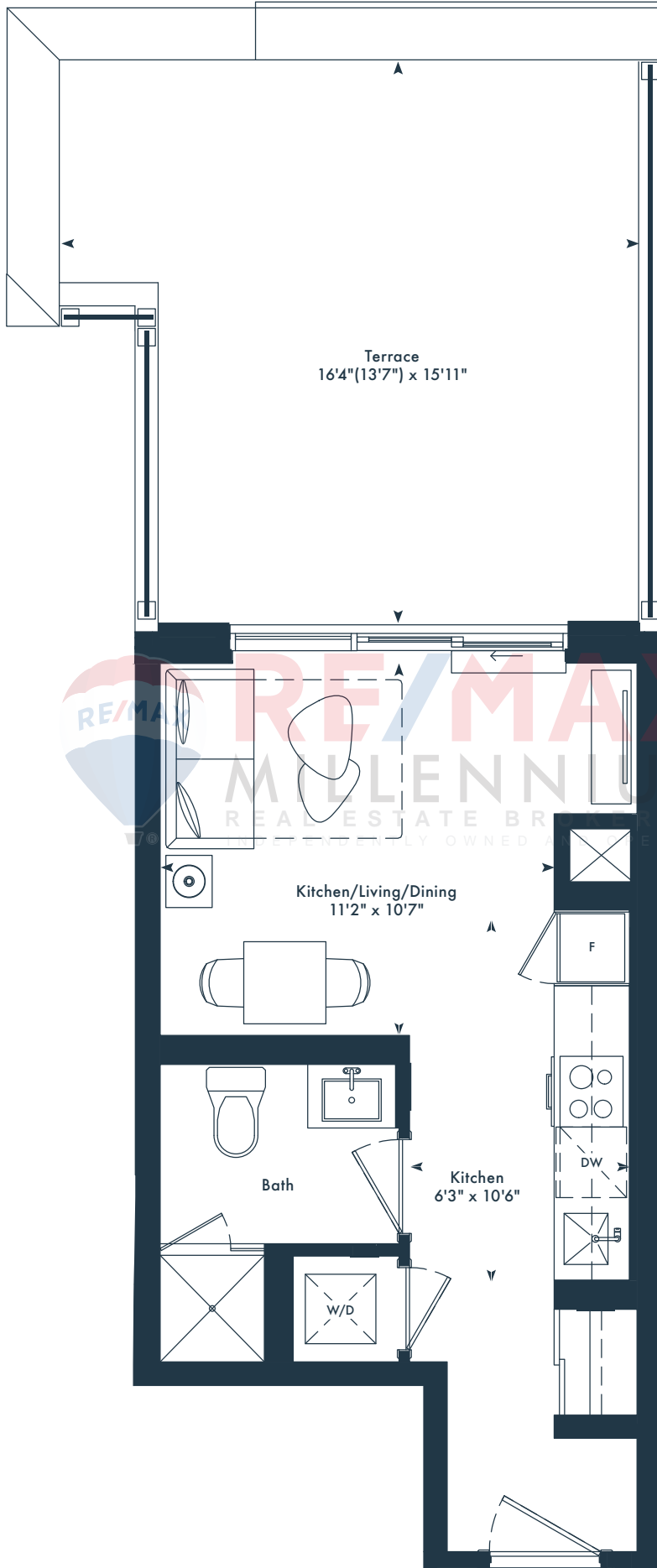
8TH-9TH FLOOR

SB-T

Studio
1 bath
336 SQ. FT.

JOYA

ON THE QUEENSWAY



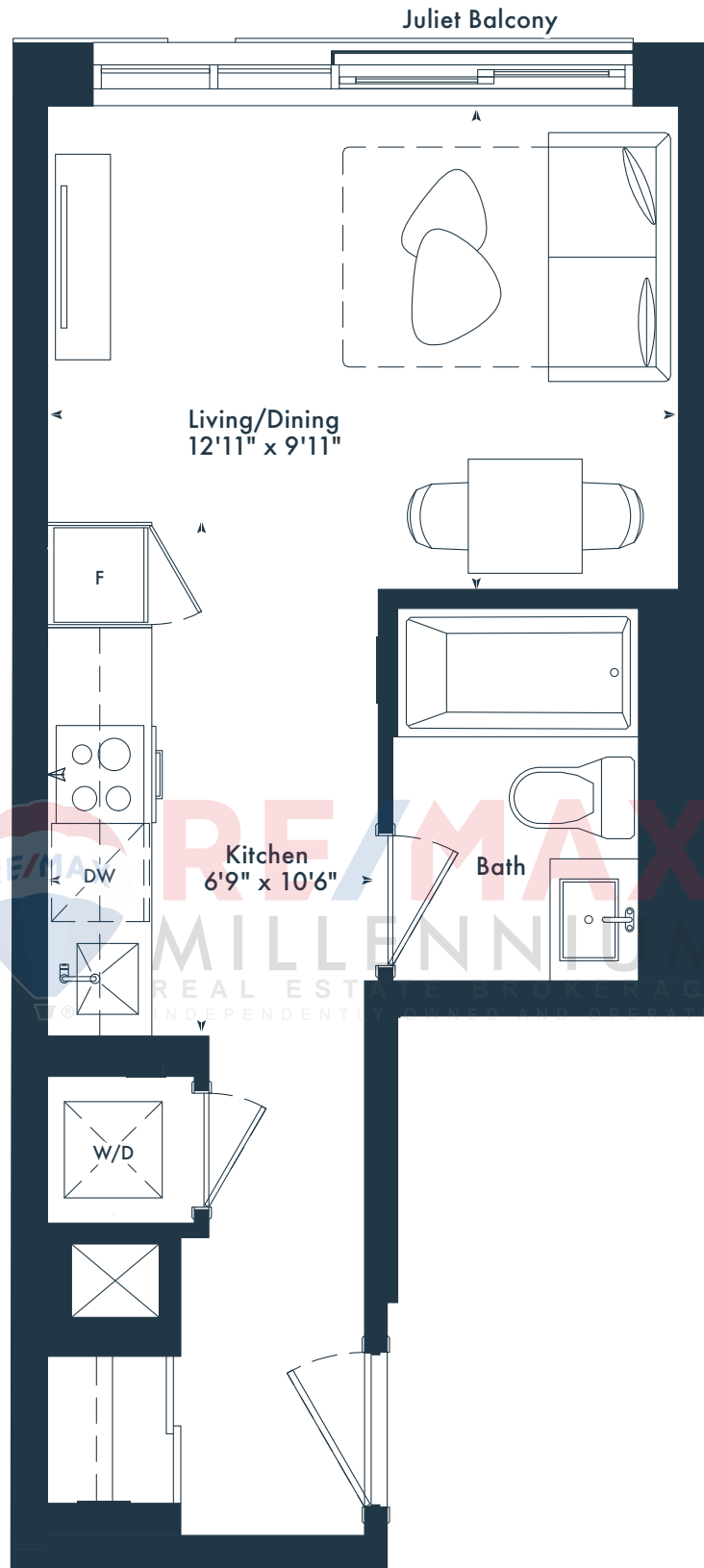
7TH FLOOR

SC

Studio
1 bath
345 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



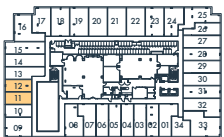
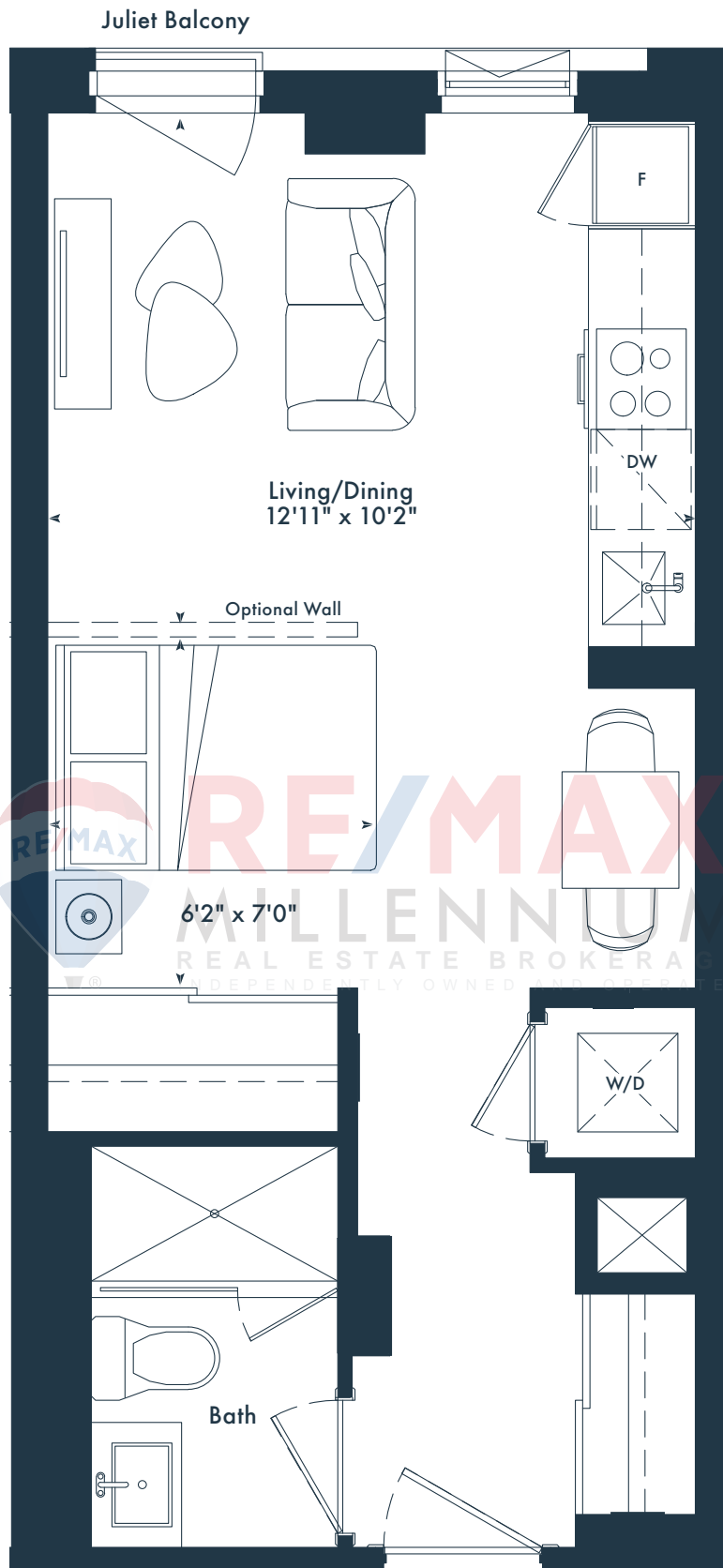
5TH-6TH FLOOR

SE

Junior 1 bedroom
1 bath
415 SQ. FT.

JOYA

ON THE QUEENSWAY



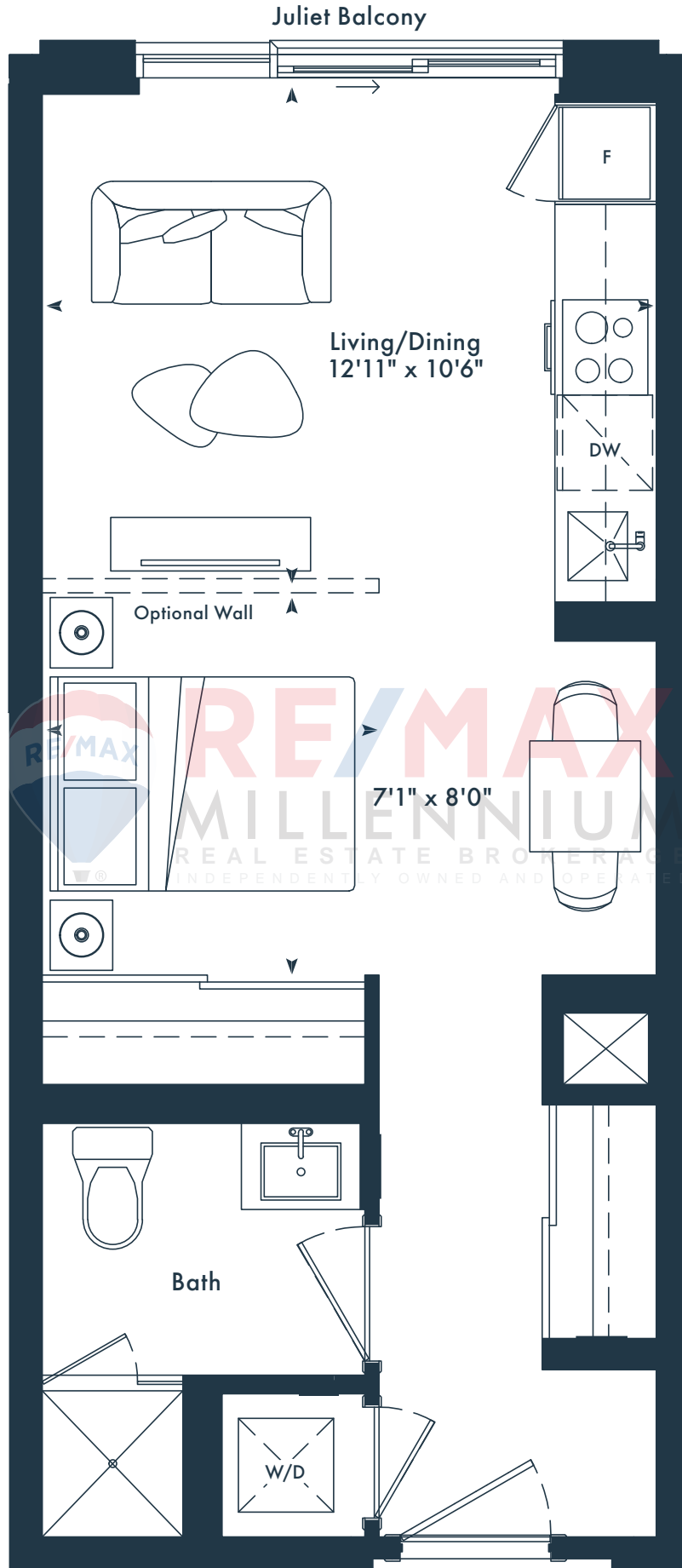
3RD FLOOR

SF

Junior 1 bedroom
1 bath
432 SQ. FT.

JOYA

ON THE QUEENSWAY



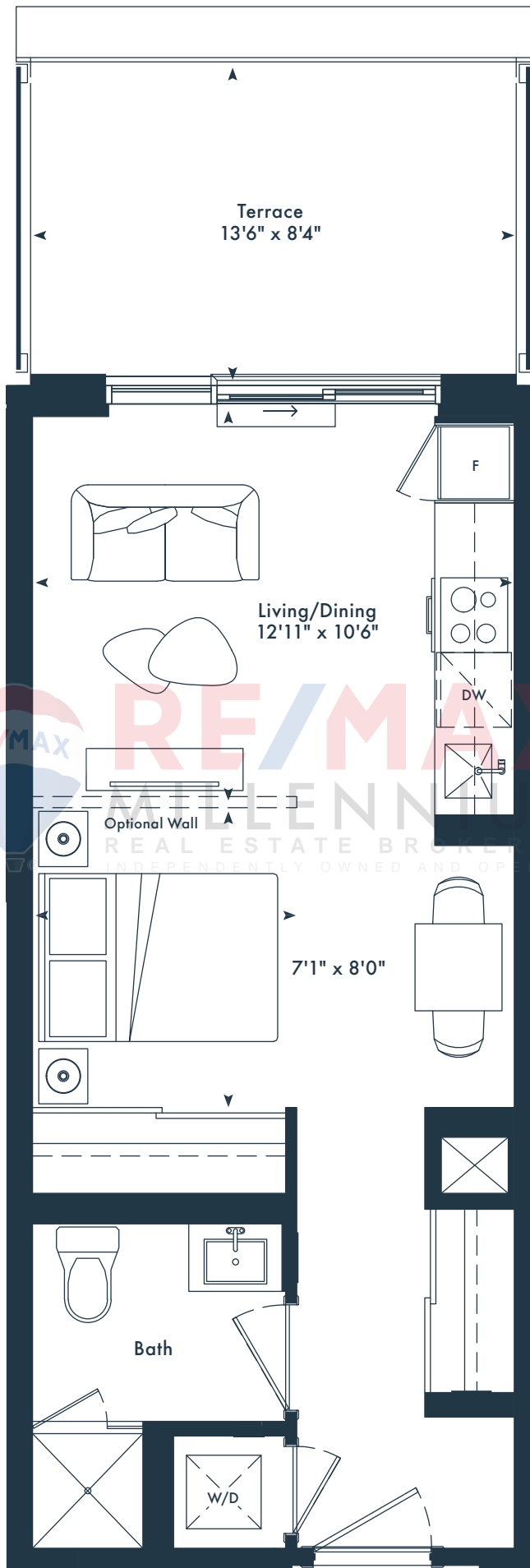
11TH FLOOR

SF-T

Junior 1 bedroom
1 bath
432 SQ. FT.

JOYA

ON THE QUEENSWAY



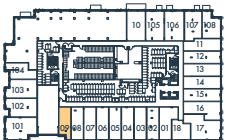
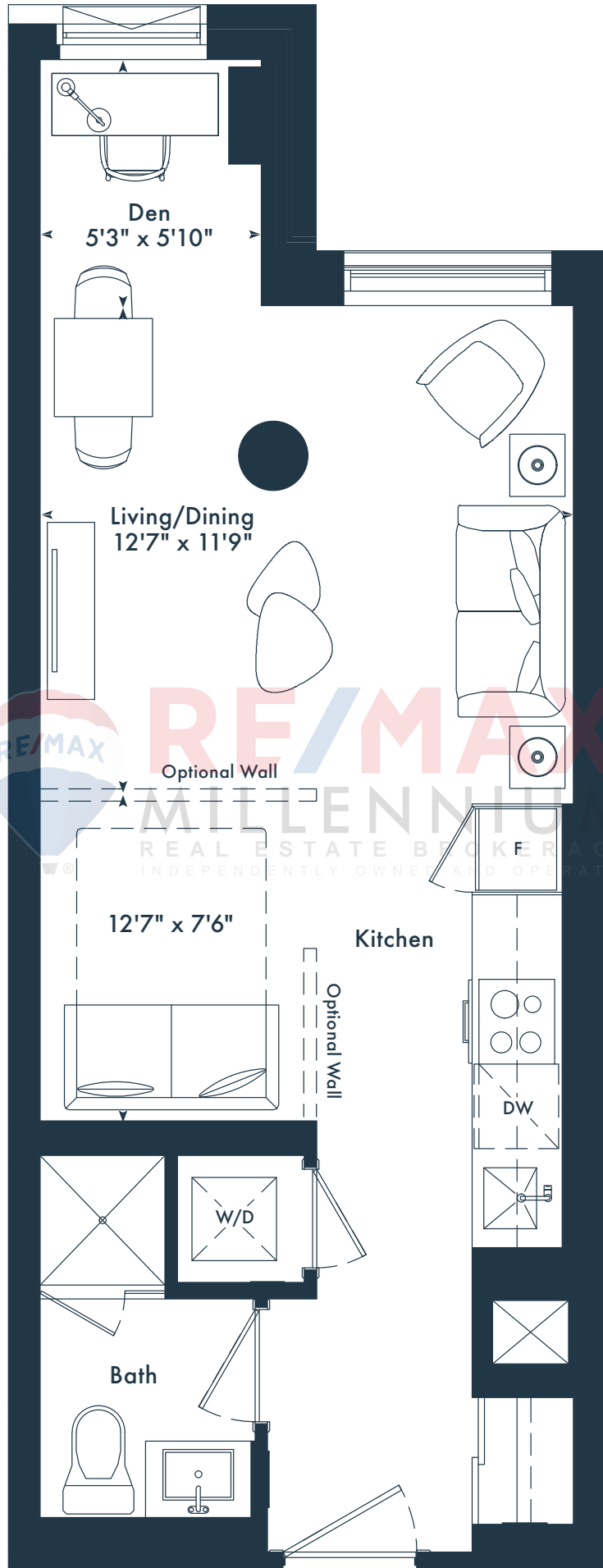
10TH FLOOR

SJ

Junior 1 bedroom
1 bath
468 SQ. FT.

JOYA

ON THE QUEENSWAY



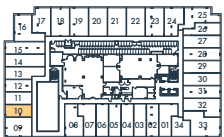
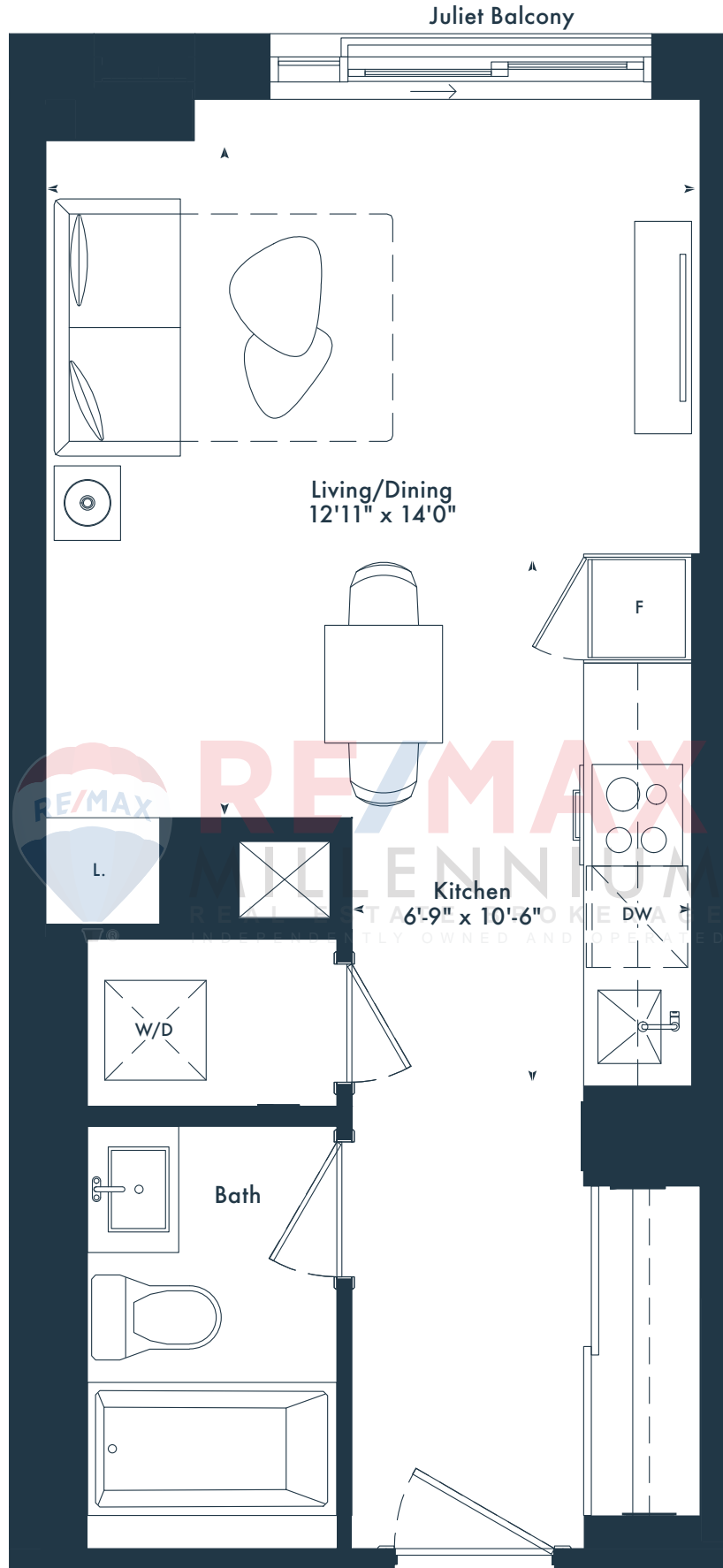
2ND FLOOR

ST

Studio
1 bath
413 SQ. FT.

JOYA

ON THE QUEENSWAY



3RD FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

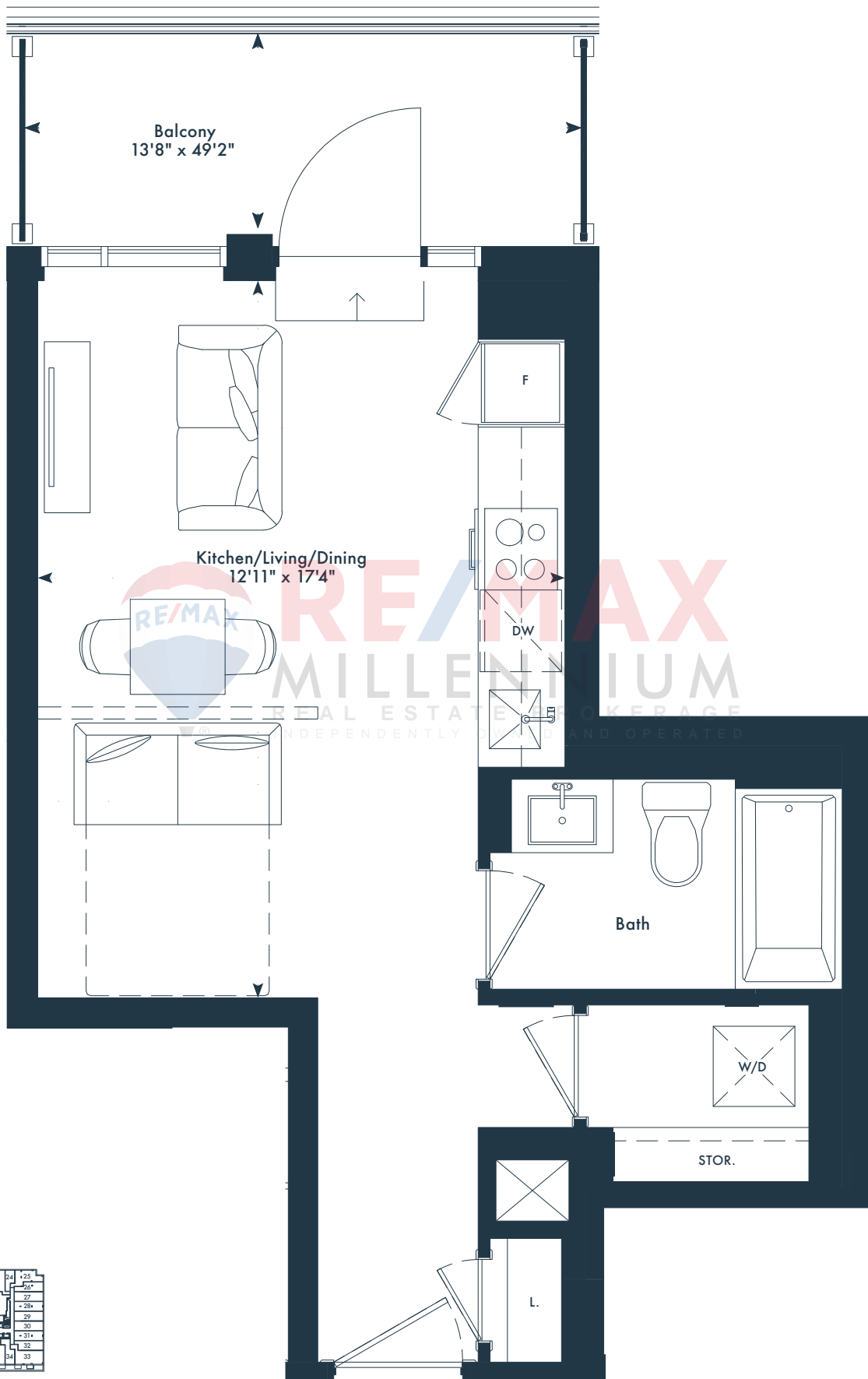
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SD

Junior 1 bedroom
1 bath
404 SQ. FT.

JOYA

ON THE QUEENSWAY



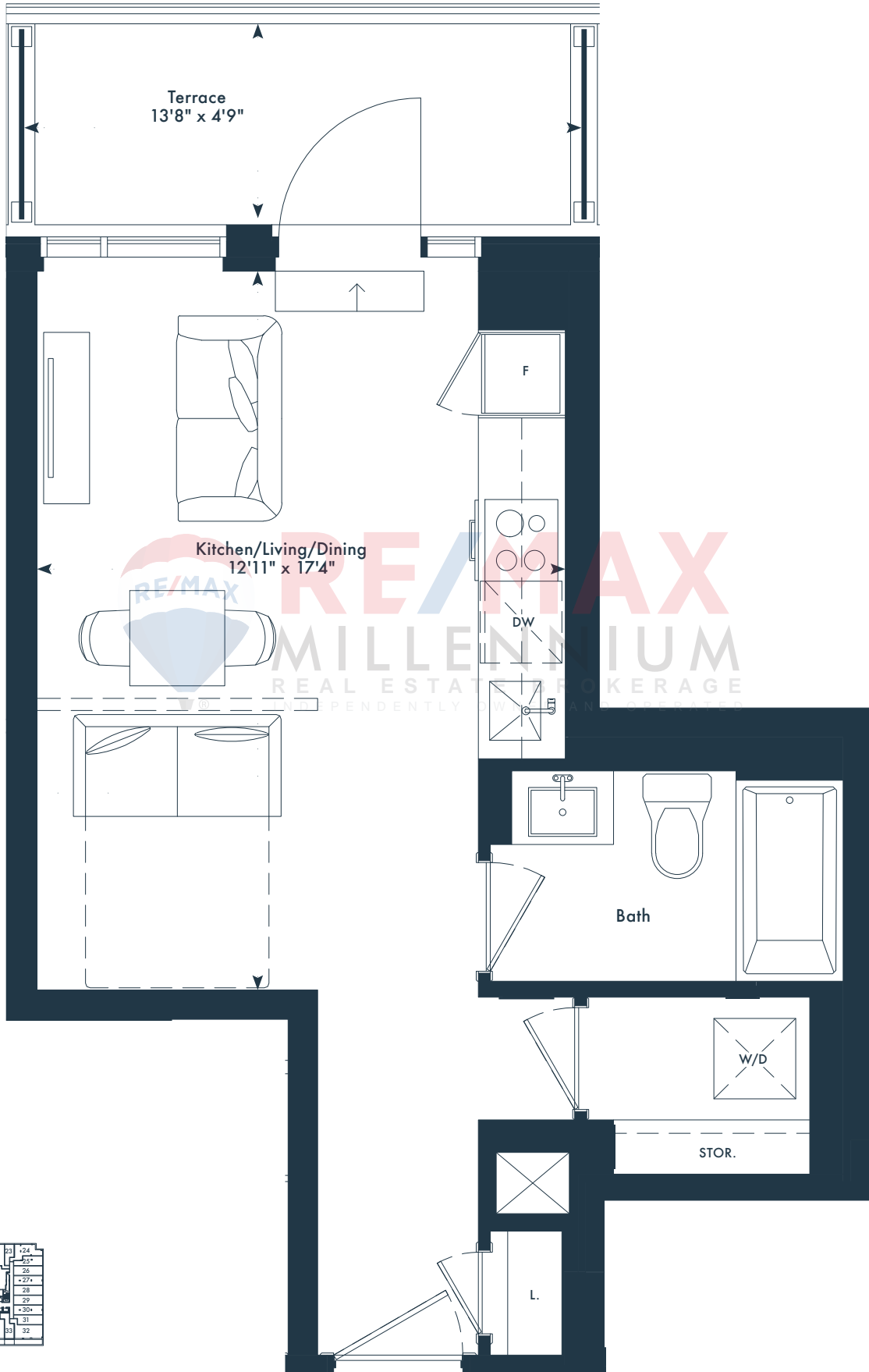
5TH-6TH FLOOR

SD-T

Junior 1 bedroom
1 bath
404 SQ. FT.

JOYA

ON THE QUEENSWAY



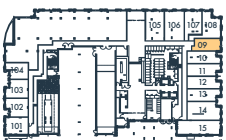
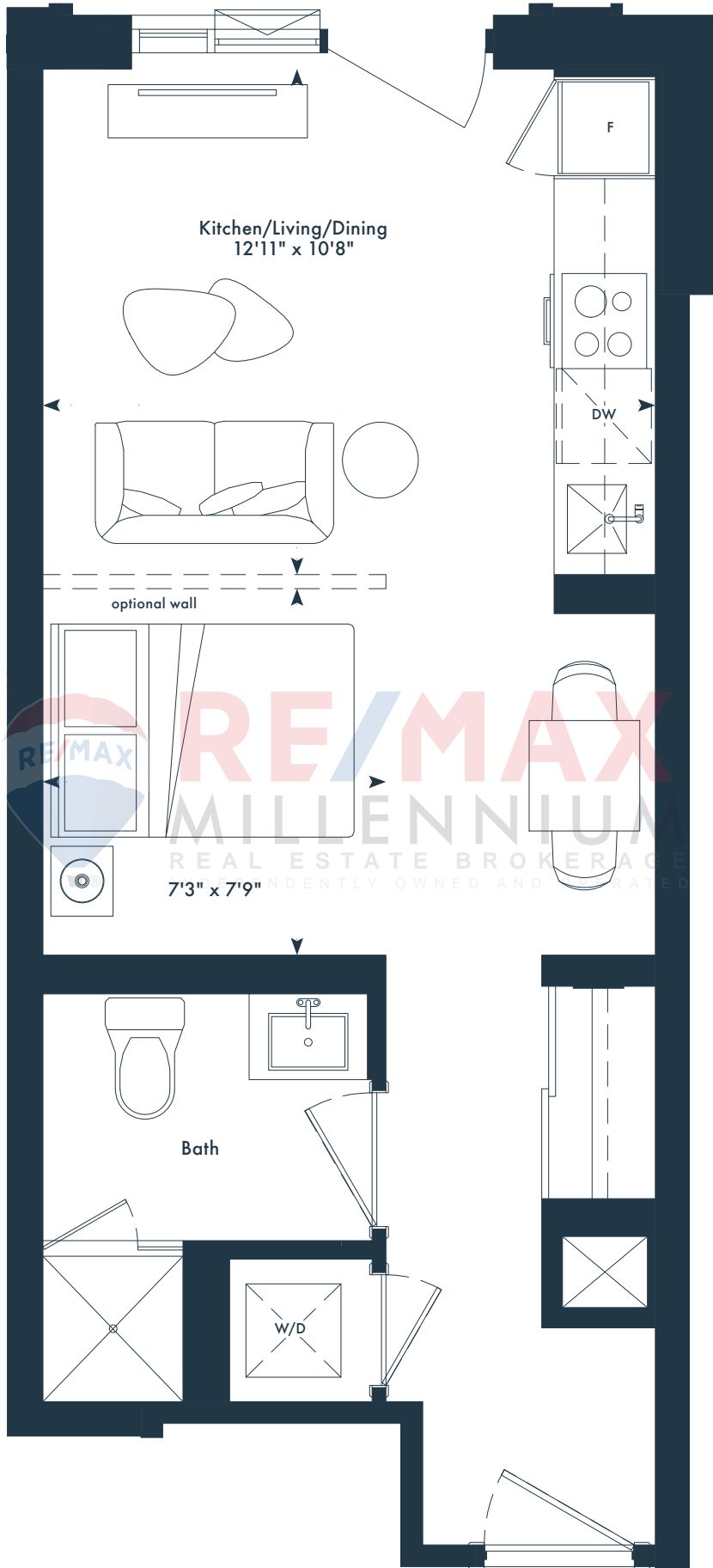
4TH FLOOR

SH

Junior 1 bedroom
1 bath
427 SQ. FT.

JOYA

ON THE QUEENSWAY



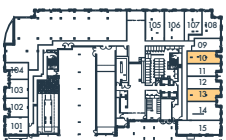
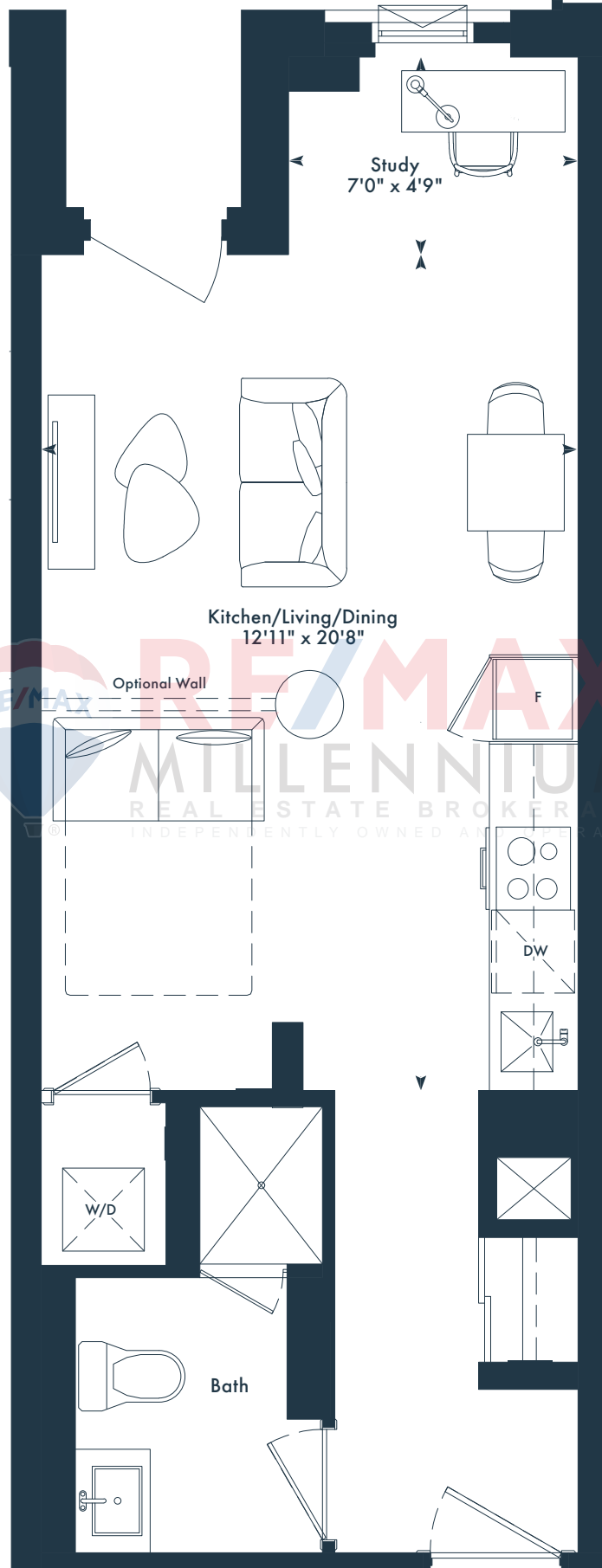
⊕ GROUND FLOOR

SL

Junior 1 bedroom
1 bath
490 SQ. FT.

JOYA

ON THE QUEENSWAY



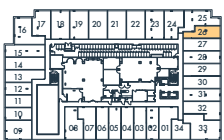
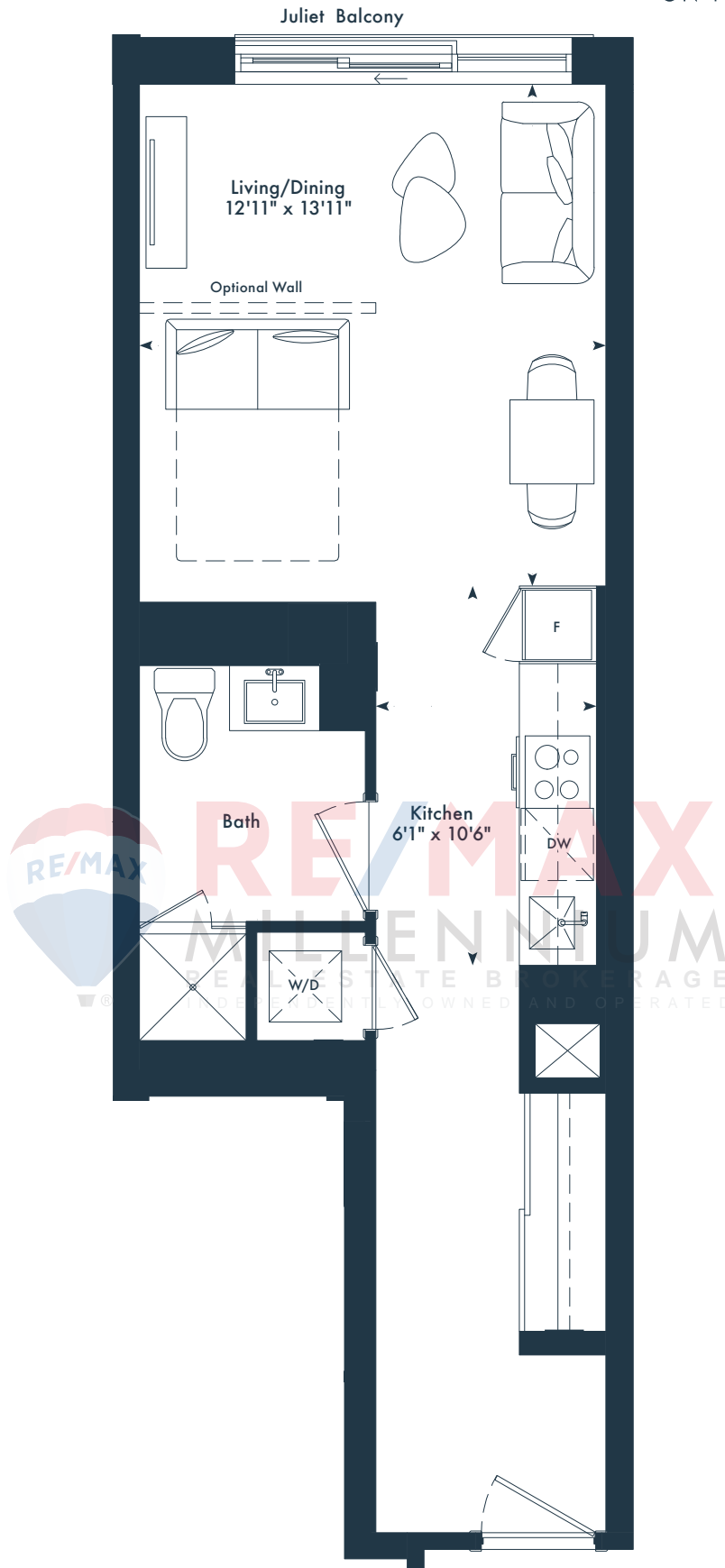
⊕ GROUND FLOOR

SM

Junior 1 bedroom
1 bath
484 SQ. FT.

JOYA

ON THE QUEENSWAY



3RD FLOOR



4TH FLOOR



5TH-6TH FLOOR

1C

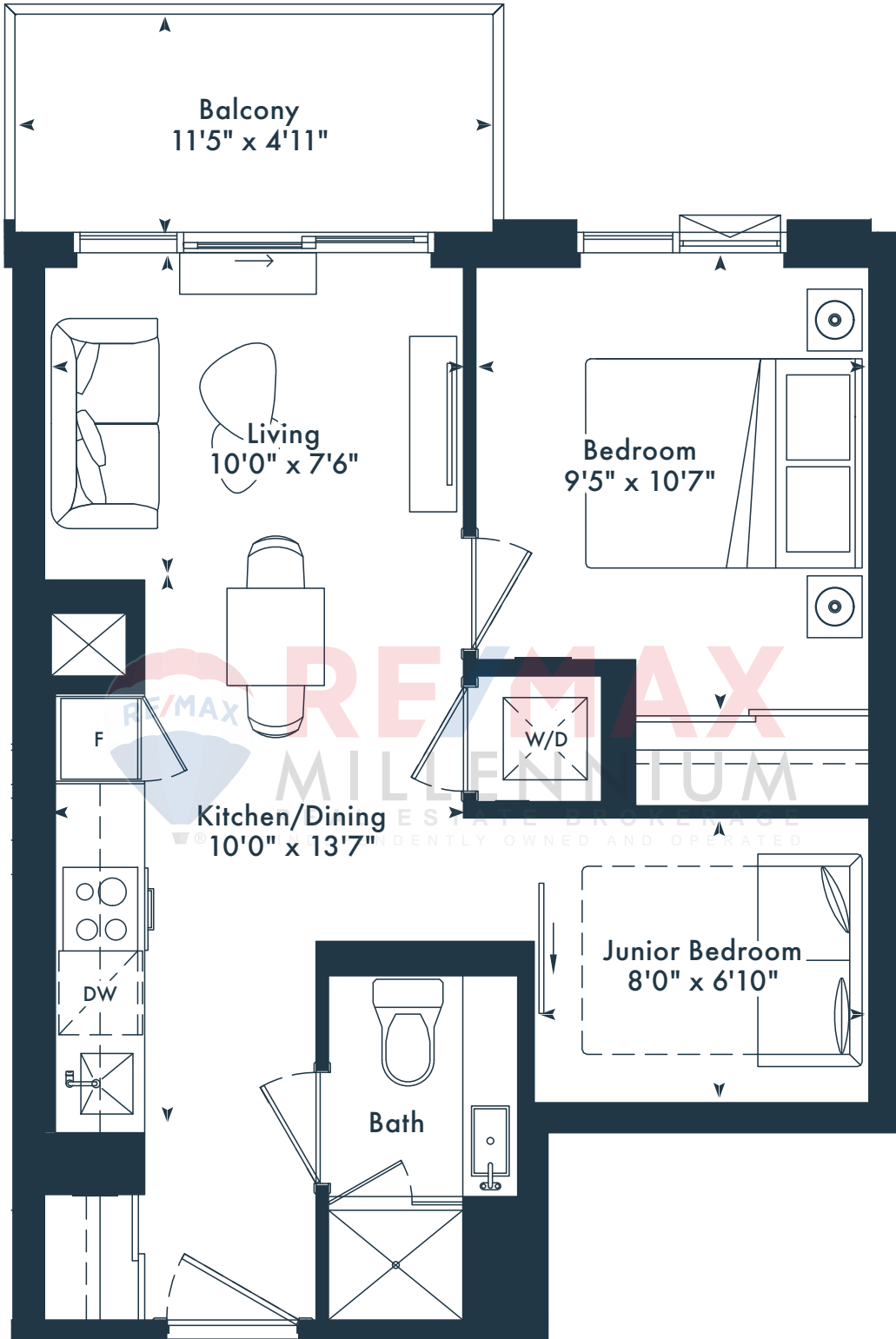
Junior 2 bedroom

1 bath

501 SQ. FT.

JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



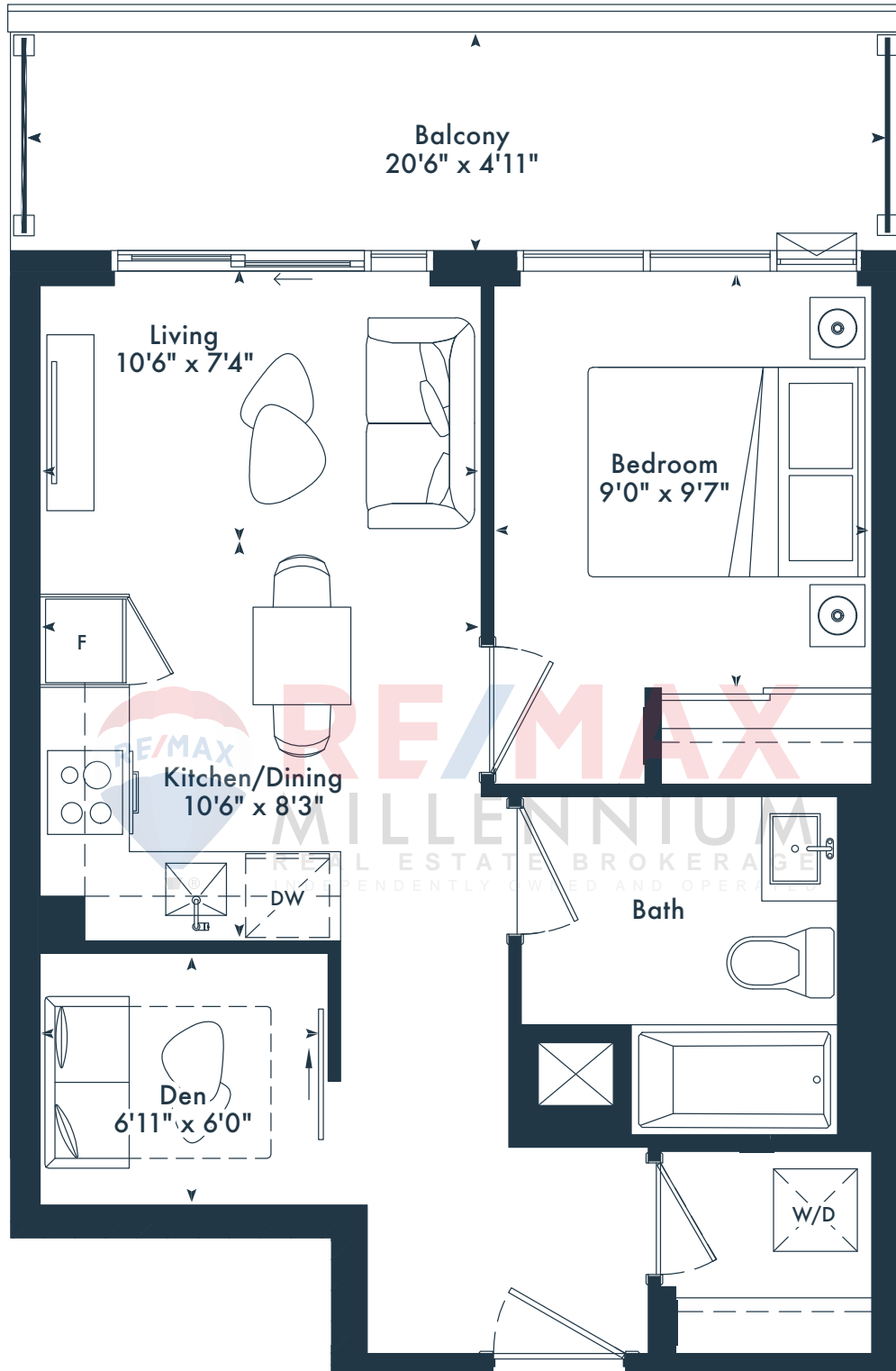
11TH FLOOR

1H

1 bedroom + den
1 bath
531 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

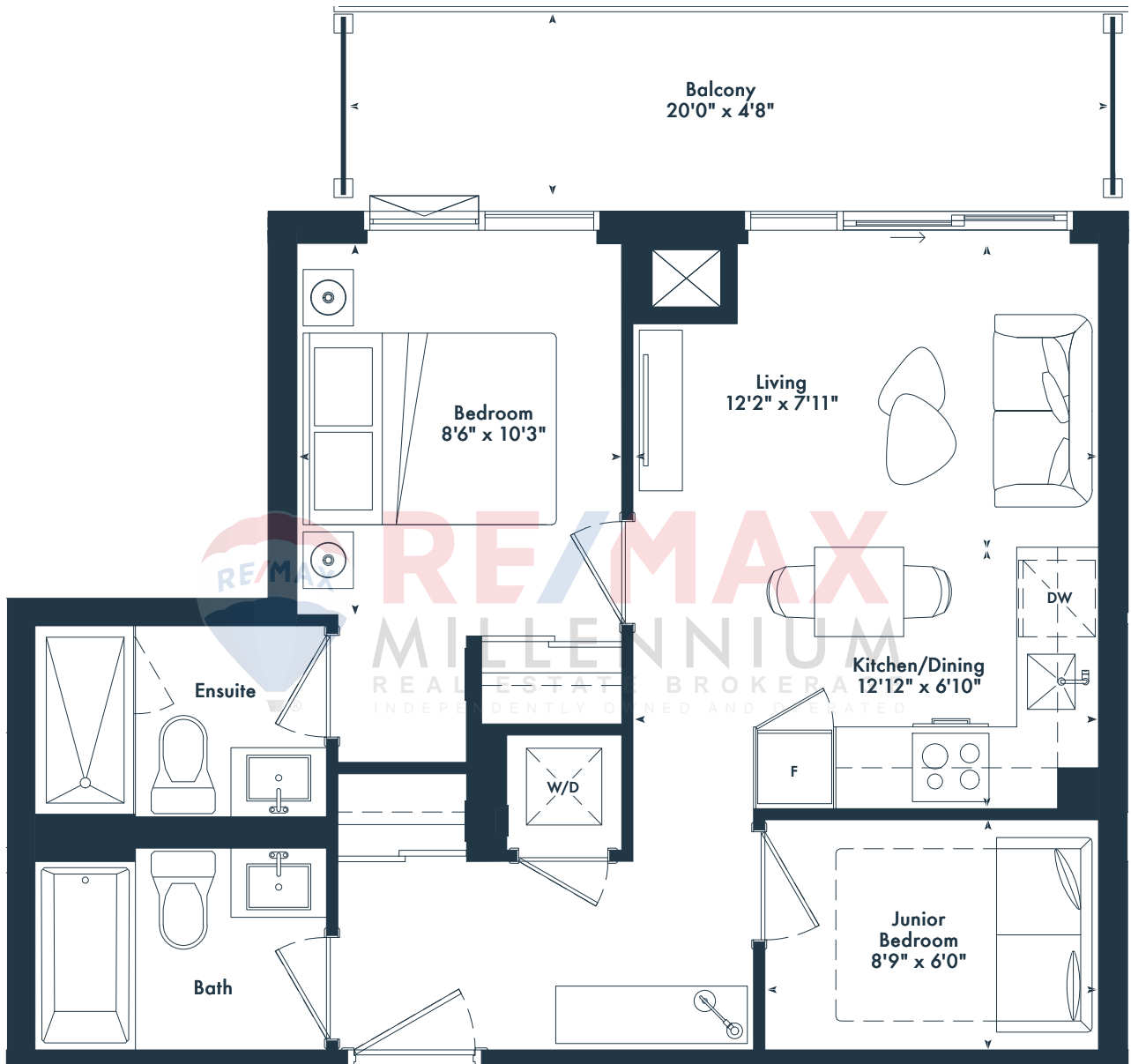
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1FD

Junior 2 bedroom
2 bath
569 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

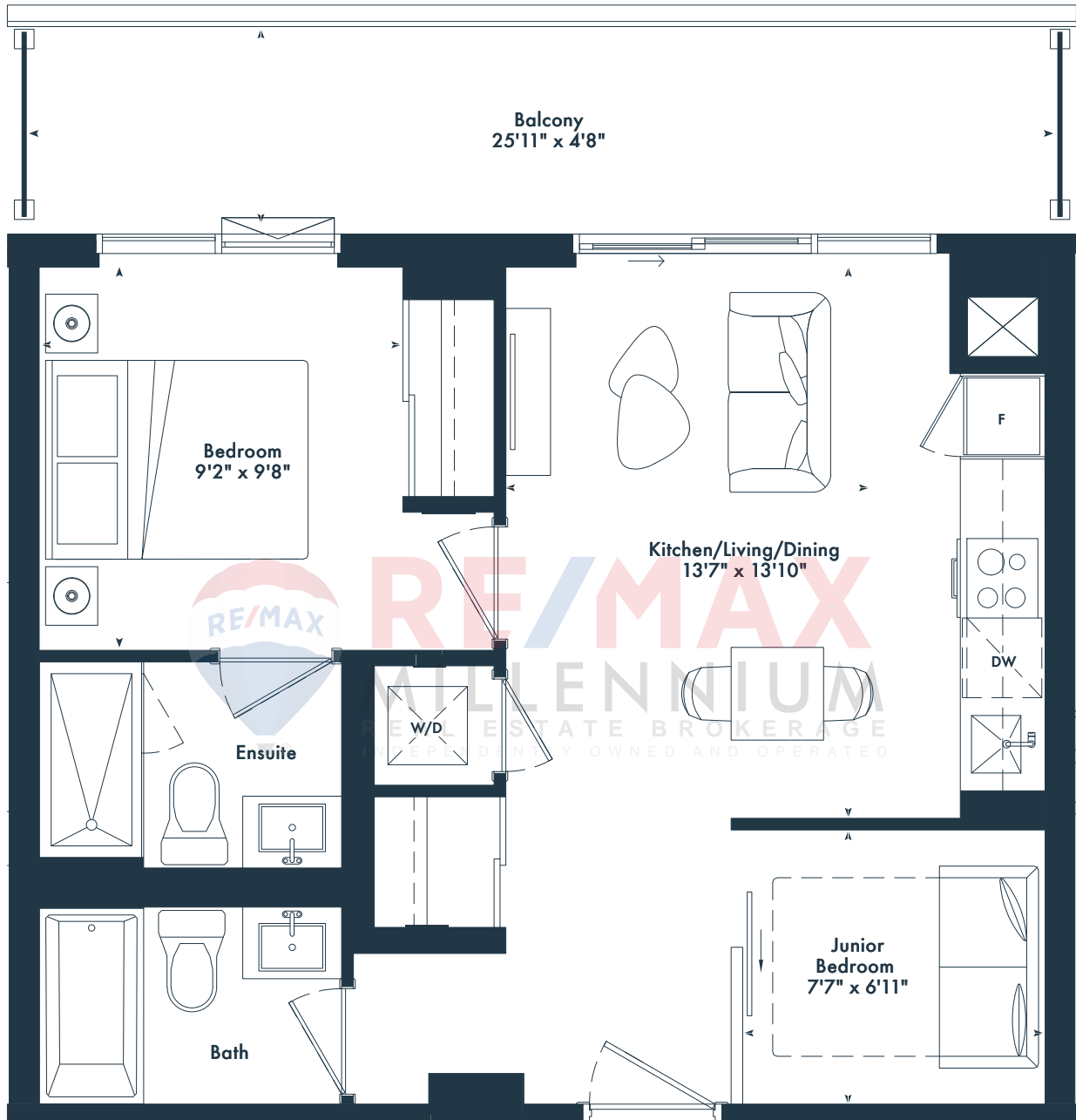
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1MD

Junior 2 bedroom
2 bath
587 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

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1BD

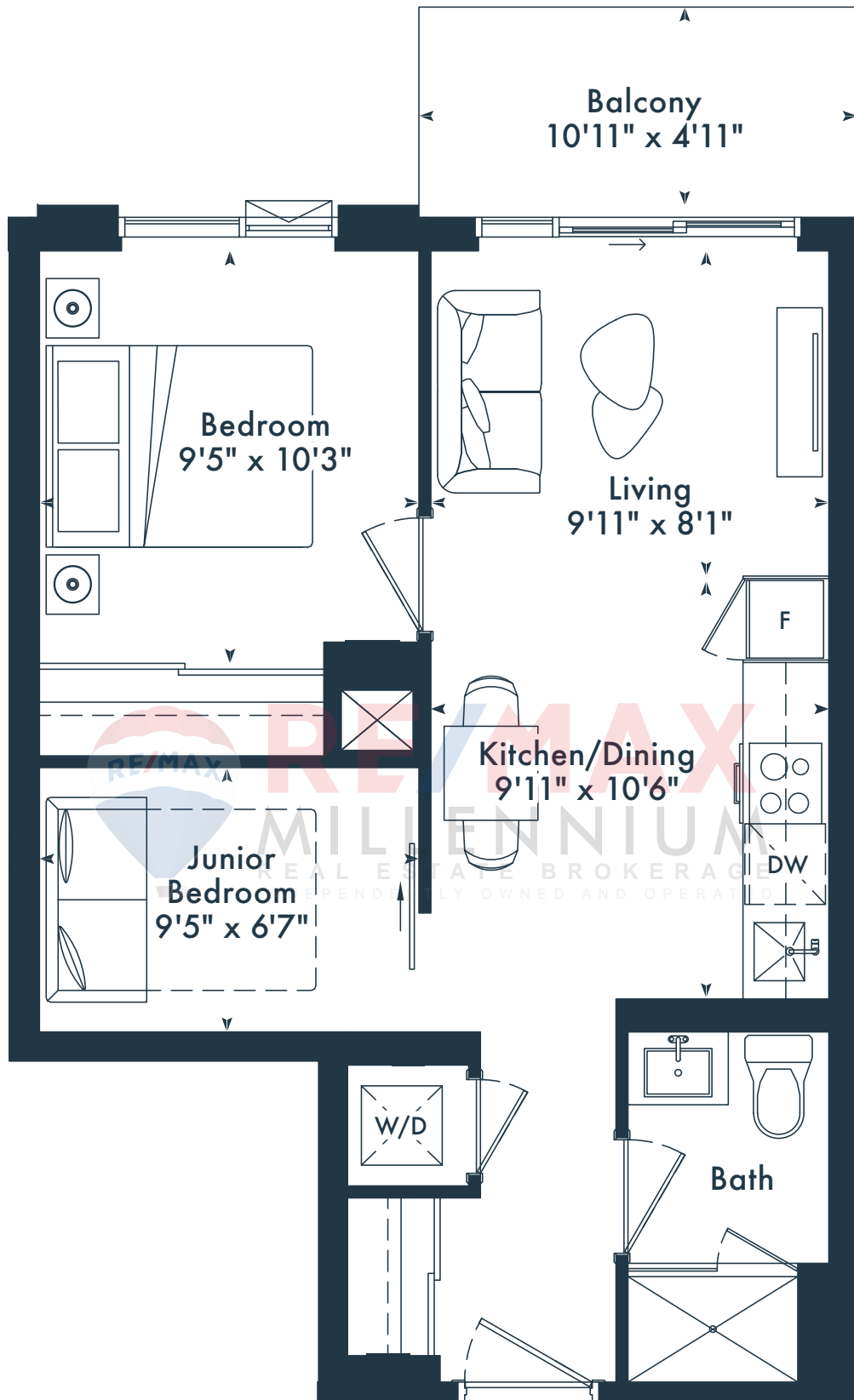
Junior 2 bedroom

1 bath

541 SQ. FT.

JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



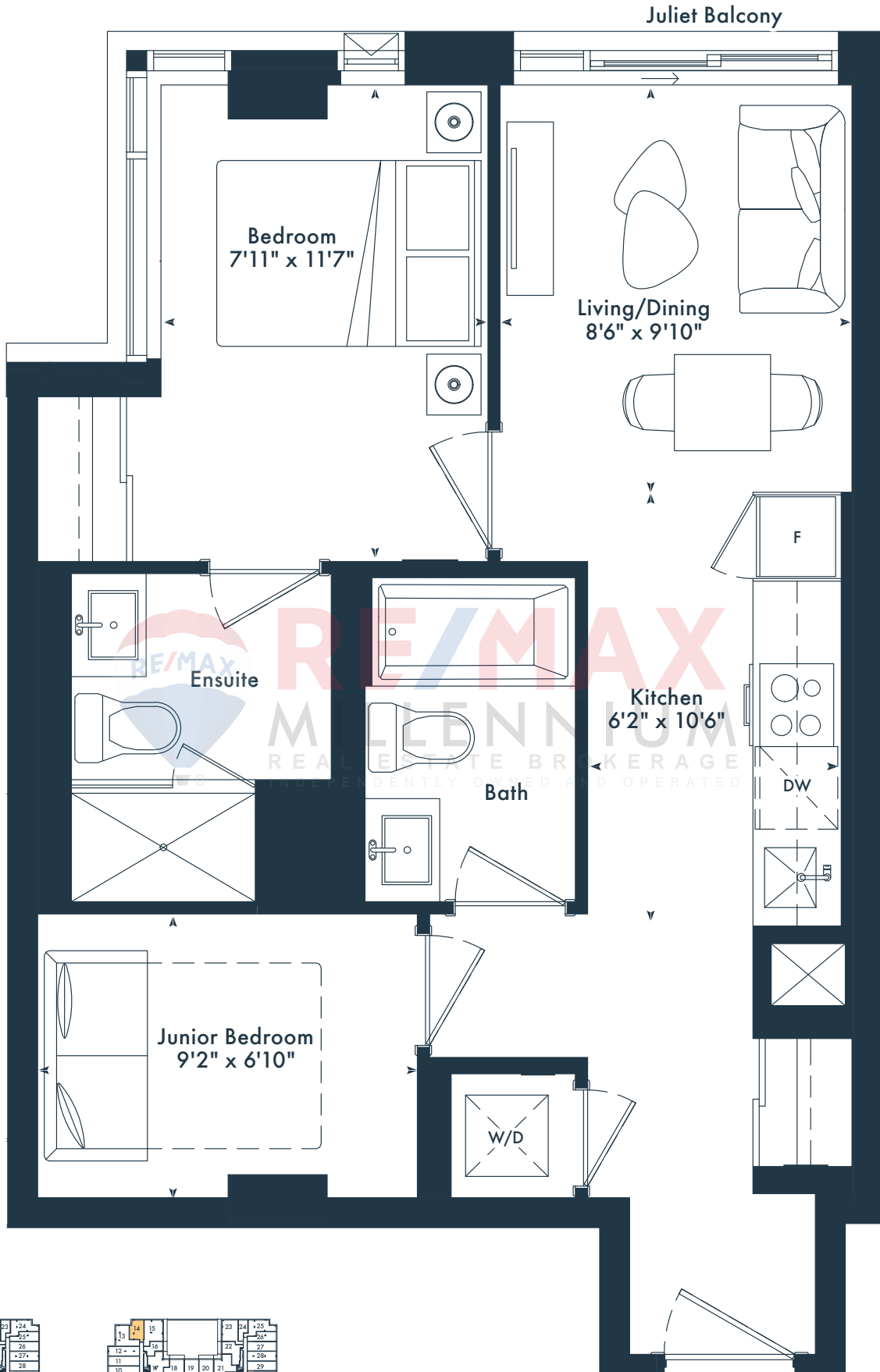
11TH FLOOR

1R

Junior 2 bedroom
2 bath
585 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



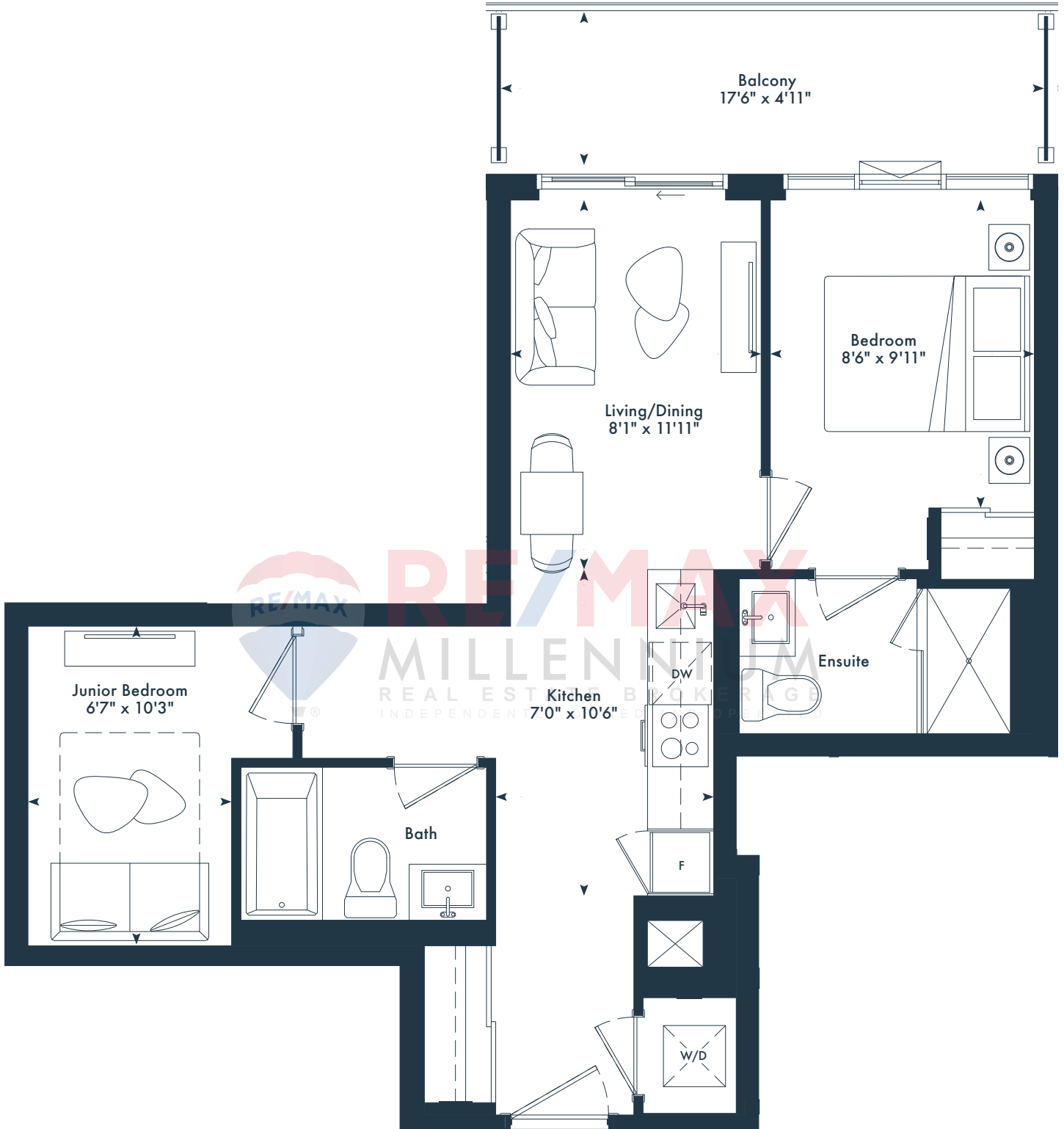
5TH-6TH FLOOR

1HD

Junior 2 bedroom
2 bath
616 SQ. FT.

JOYA

ON THE QUEENSWAY



7TH FLOOR



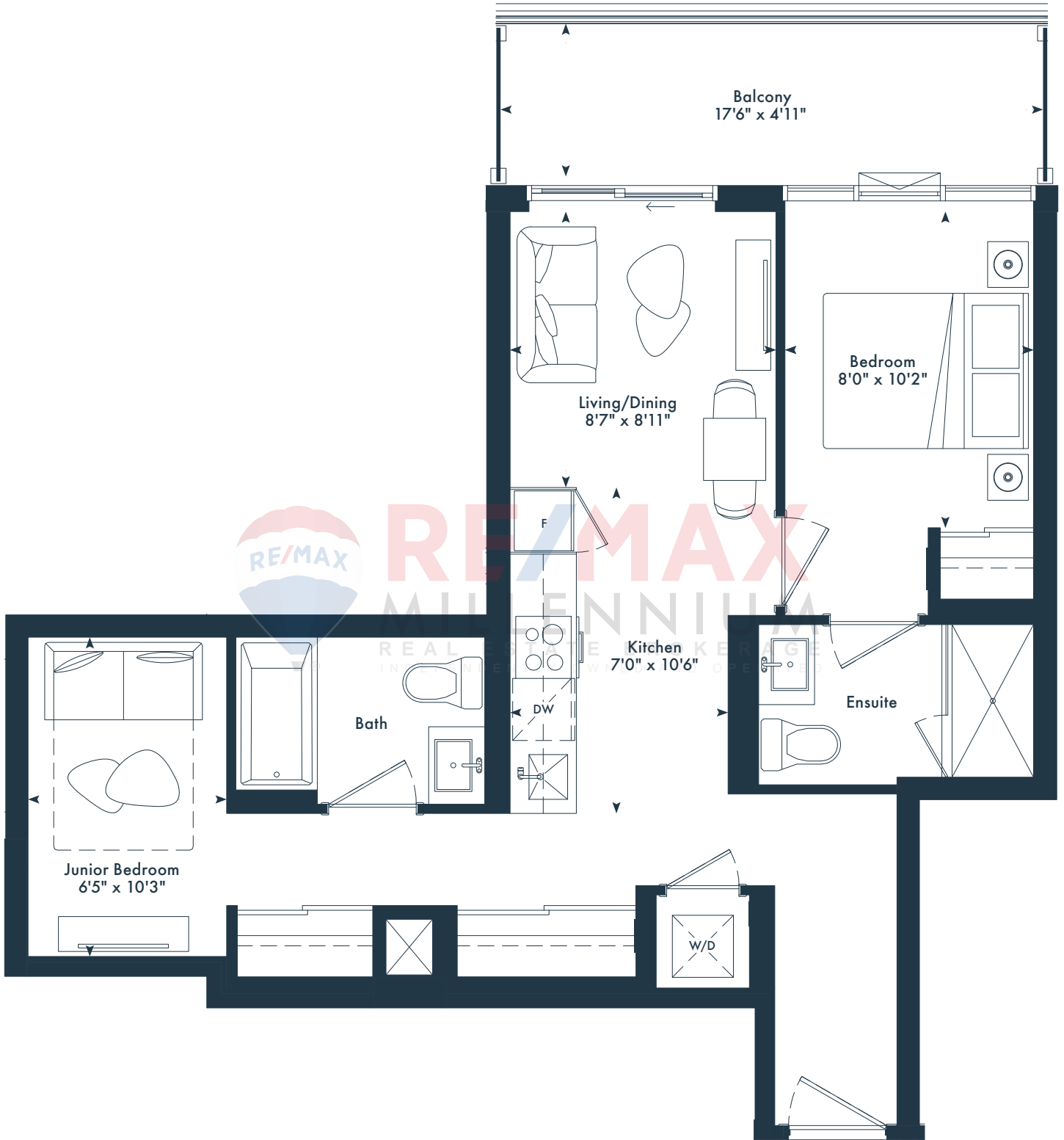
8TH-9TH FLOOR

1JD

Junior 2 bedroom
2 bath
646 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

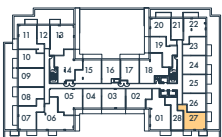
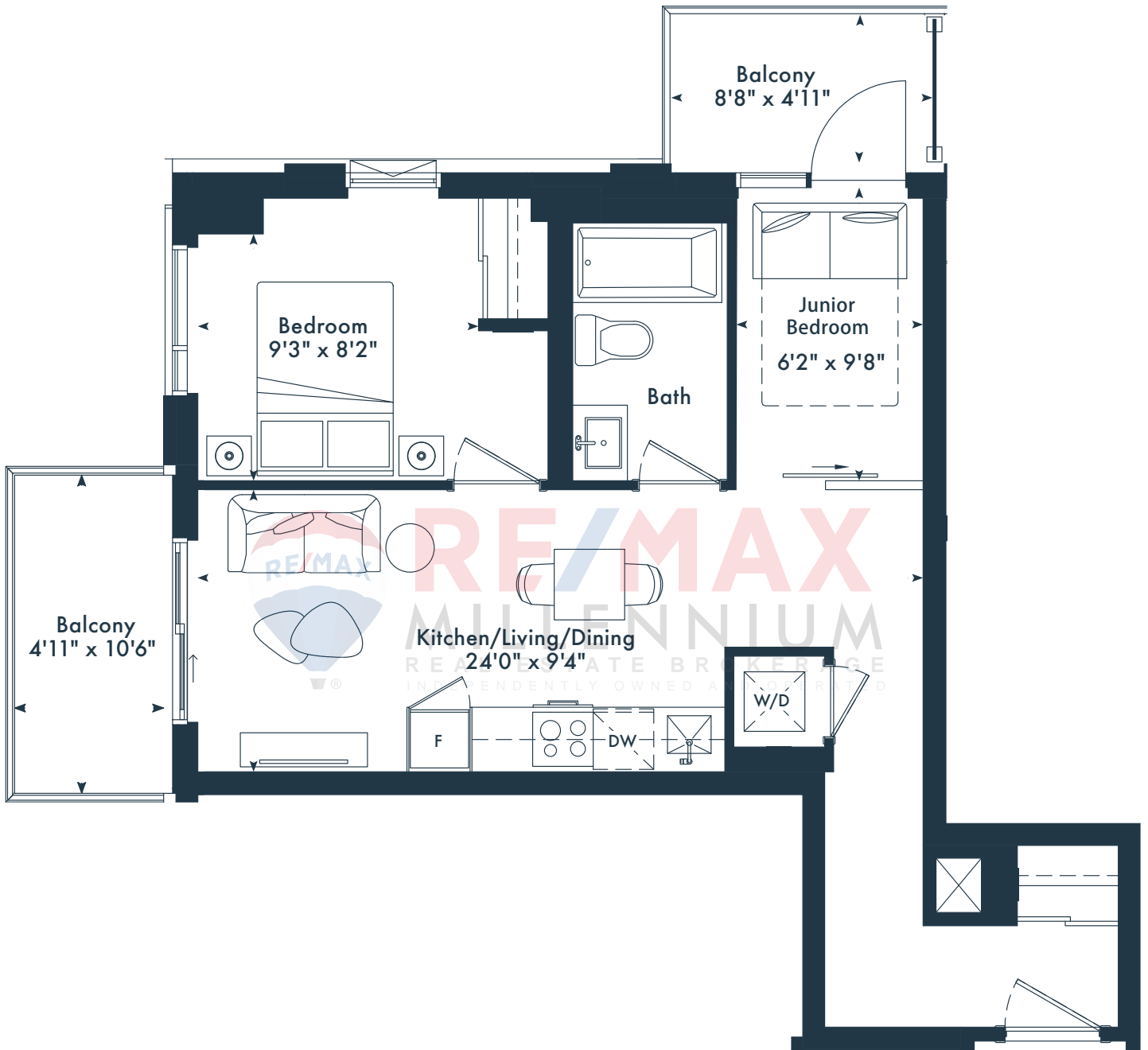
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1PD

Junior 2 bedroom
1 bath
591 SQ. FT.

JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



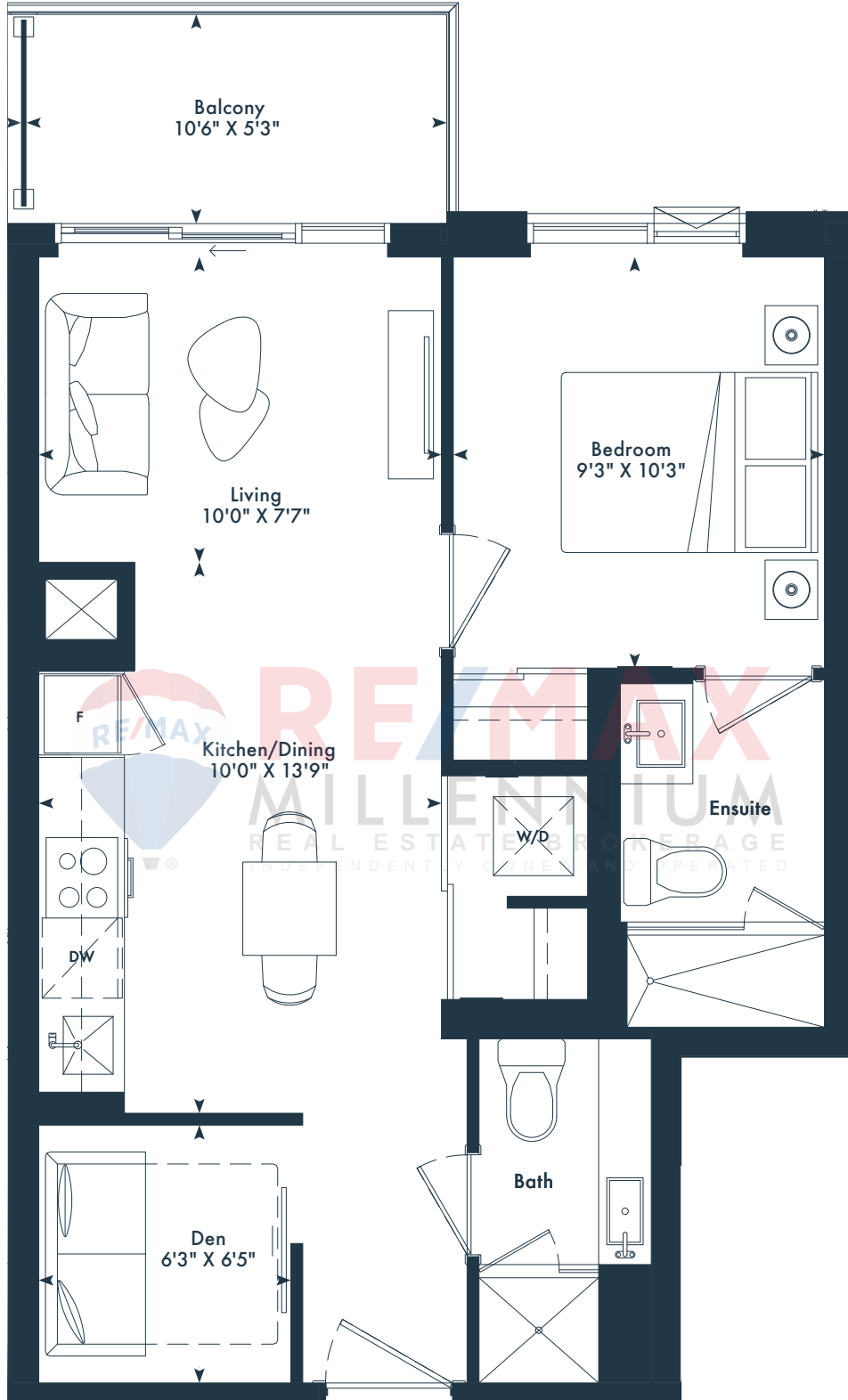
11TH FLOOR

1GD

1 bedroom + den
2 bath
562 SQ. FT.

JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



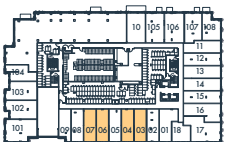
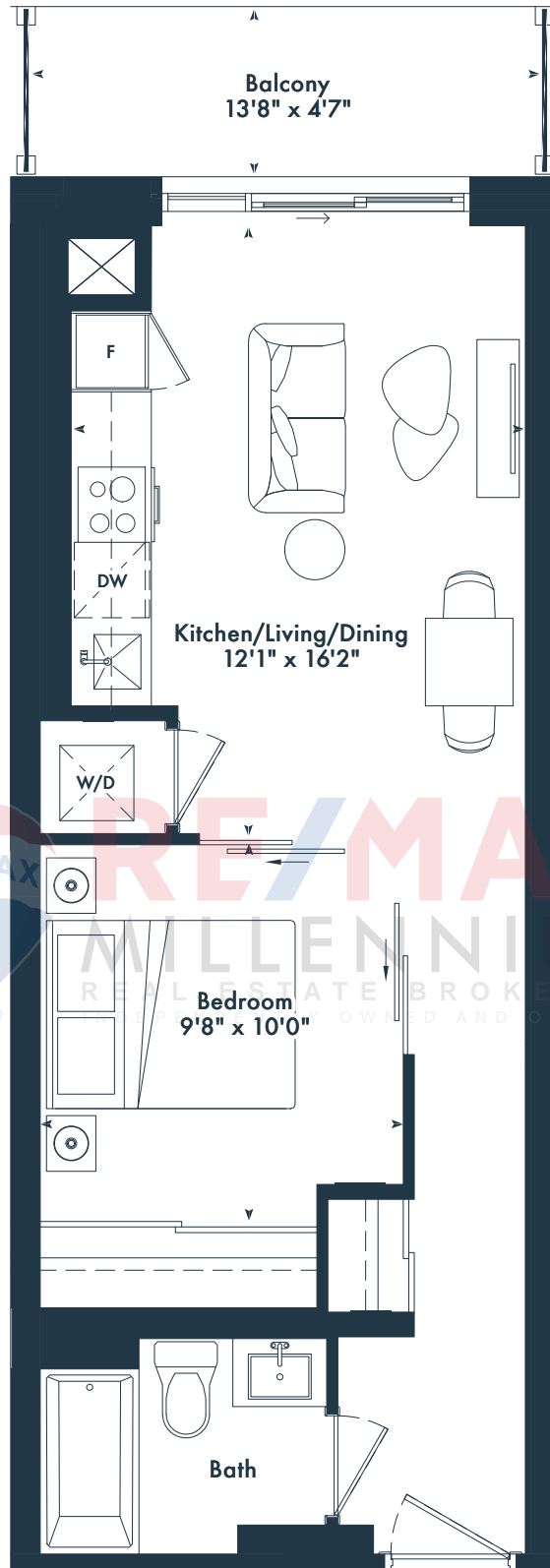
11TH FLOOR

1D

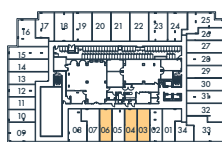
1 bedroom
1 bath
502 SQ. FT.

JOYA

ON THE QUEENSWAY



2ND FLOOR



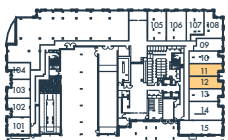
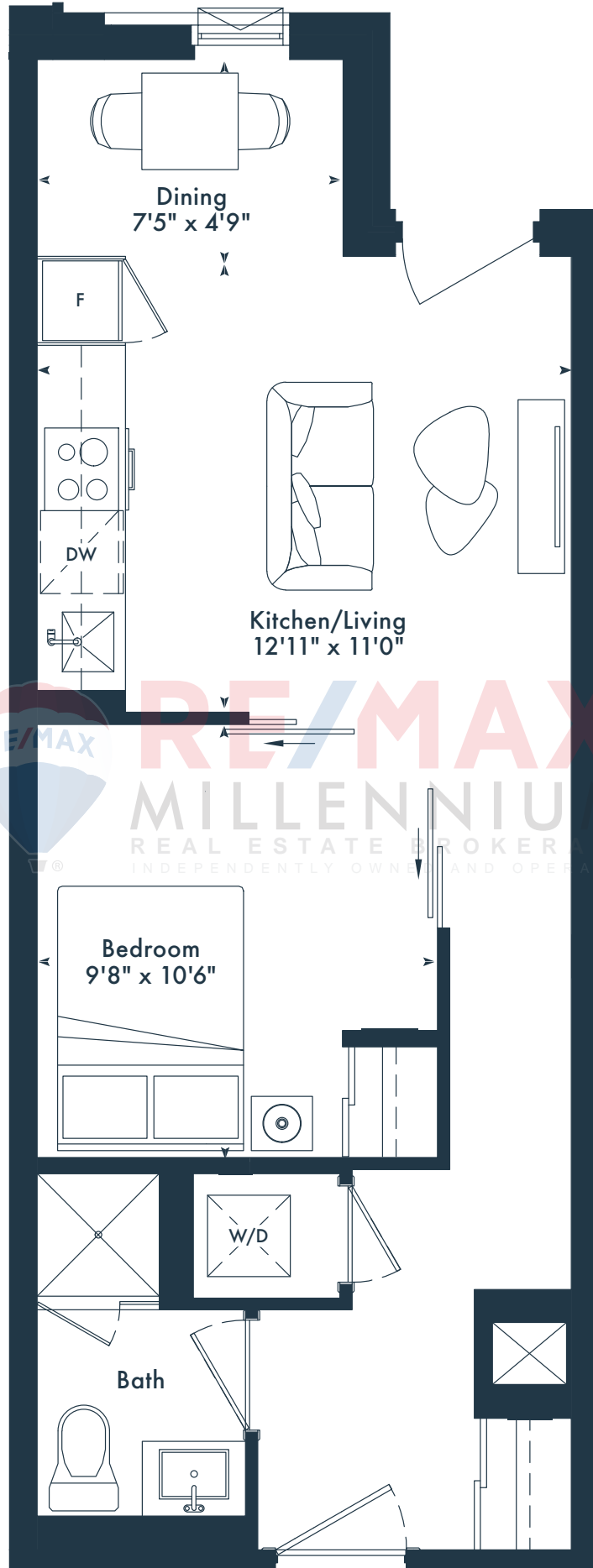
3RD FLOOR

1Q

1 bedroom
1 bath
490 SQ. FT.

JOYA

ON THE QUEENSWAY



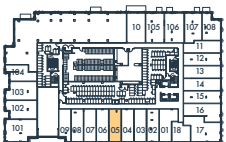
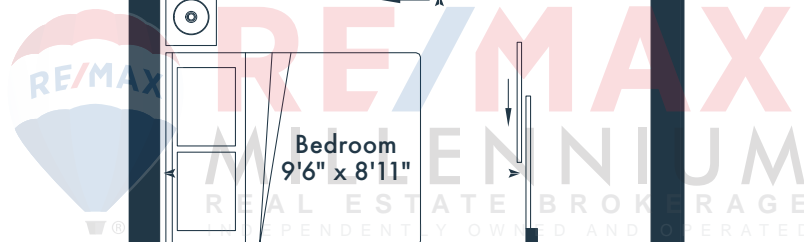
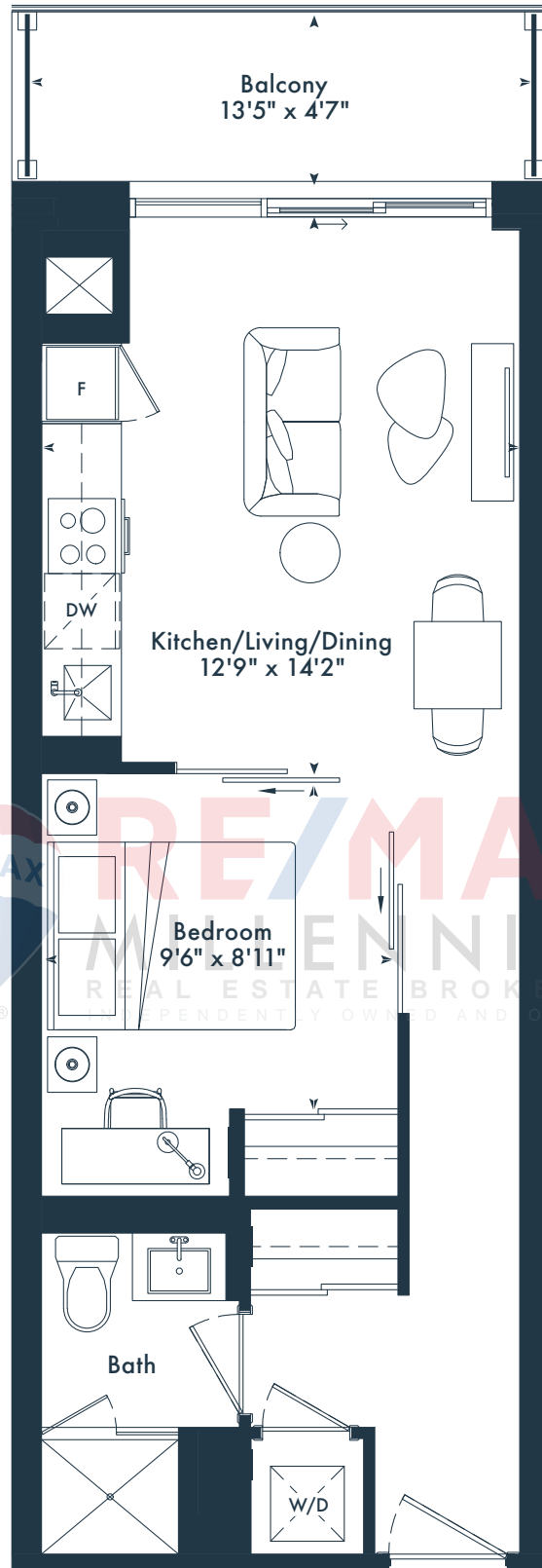
⊕ GROUND FLOOR

1X

1 bedroom
1 bath
504 SQ. FT.

JOYA

ON THE QUEENSWAY



MARLIN
SPRING
DEVELOPMENTS

g Greybrook

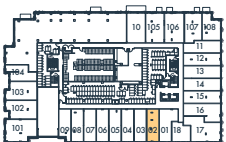
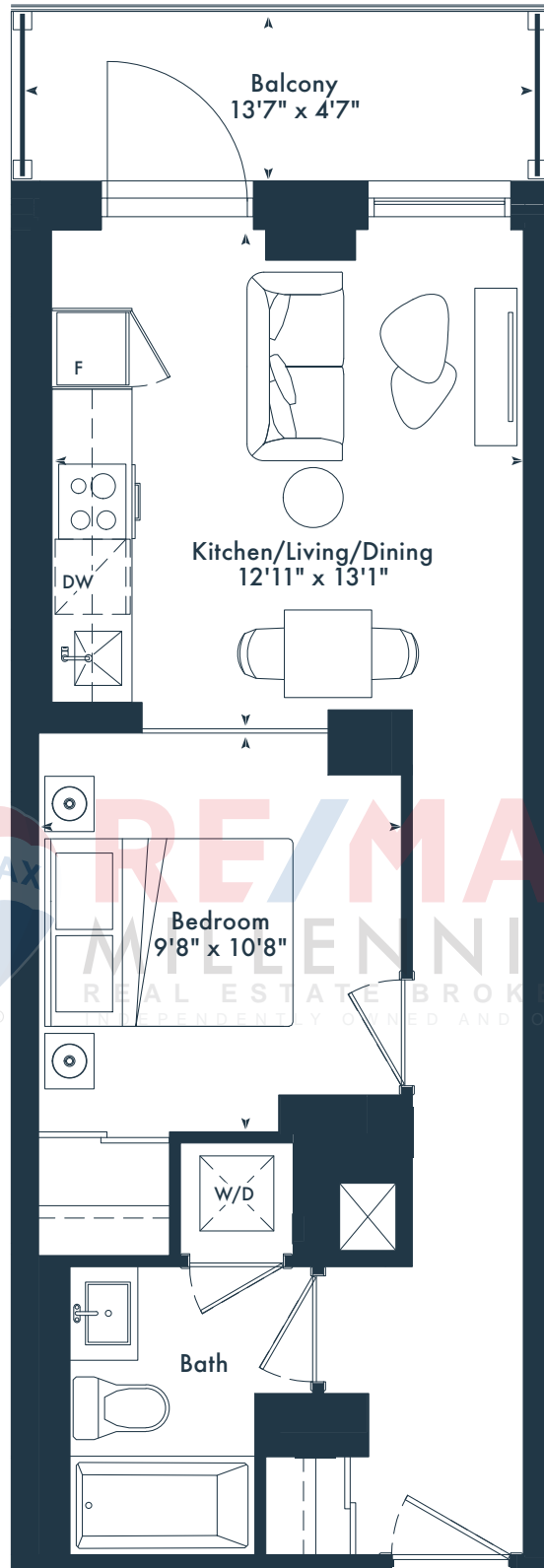
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1Y

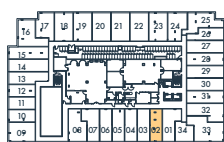
1 bedroom
1 bath
502 SQ. FT.

JOYA

ON THE QUEENSWAY



2ND FLOOR



3RD FLOOR

MARLIN
SPRING
DEVELOPMENTS

g Greybrook

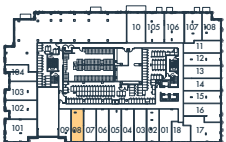
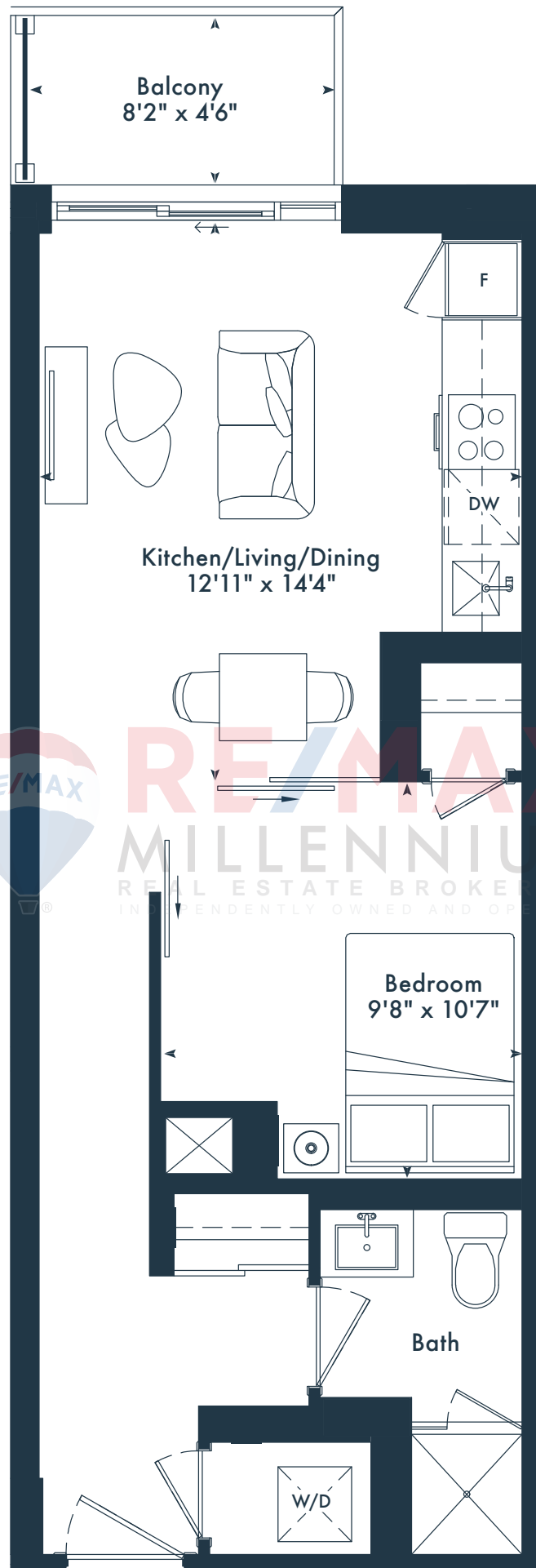
All rights reserved. Buildings and views not to scale. Some features and finishes herein are upgrades or are for illustrative purposes only and may not be available. Furniture is displayed for illustration purposes only. Layout does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Balcony, terrace and façade variations may apply, contact a sales representative for further details. Illustrations are artist's concept only. Prices and specifications subject to change without notice. E. & O.E. October, 2023

1Z

1 bedroom
1 bath
502 SQ. FT.

JOYA

ON THE QUEENSWAY



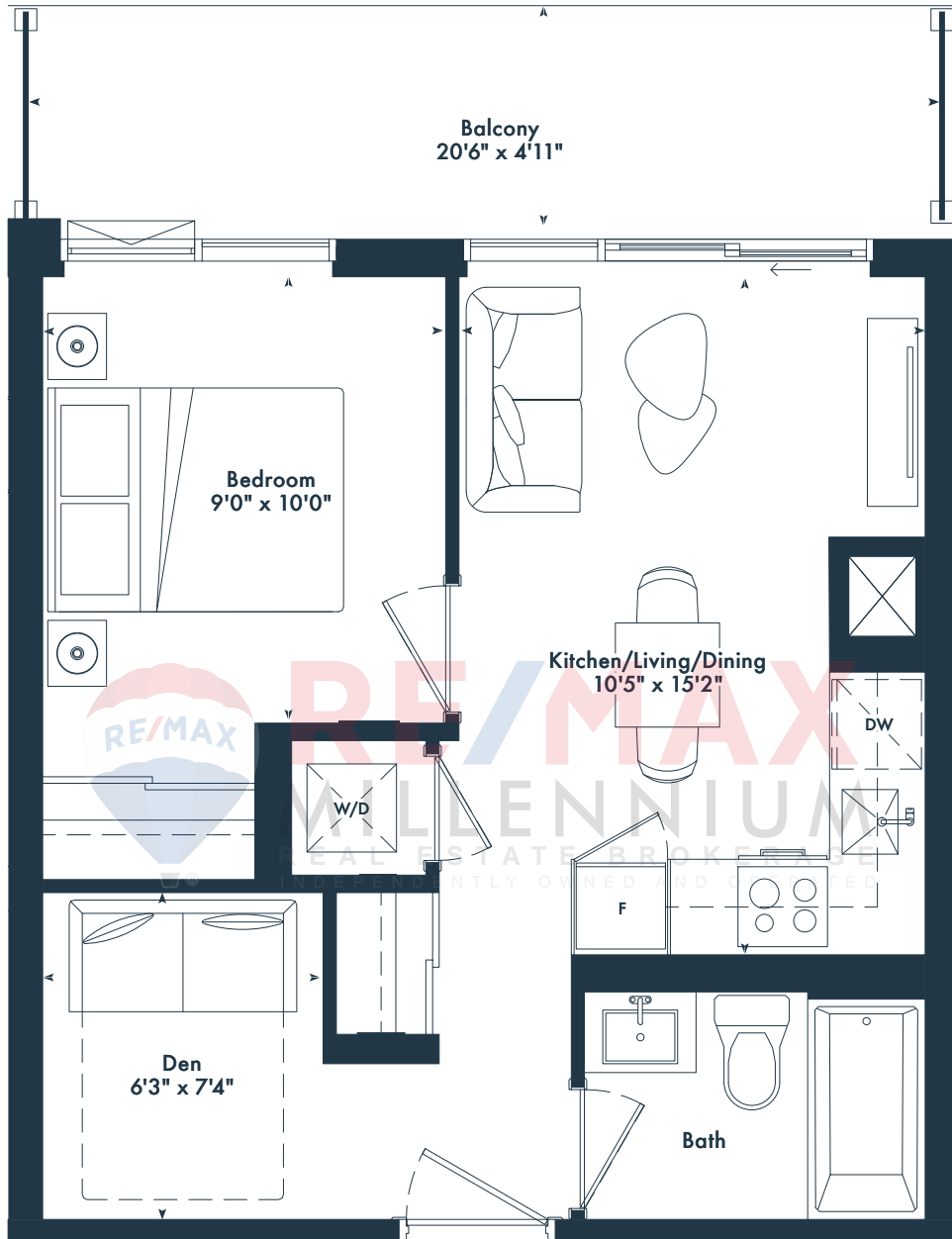
2ND FLOOR

1A

1 bedroom + den
1 bath
461 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

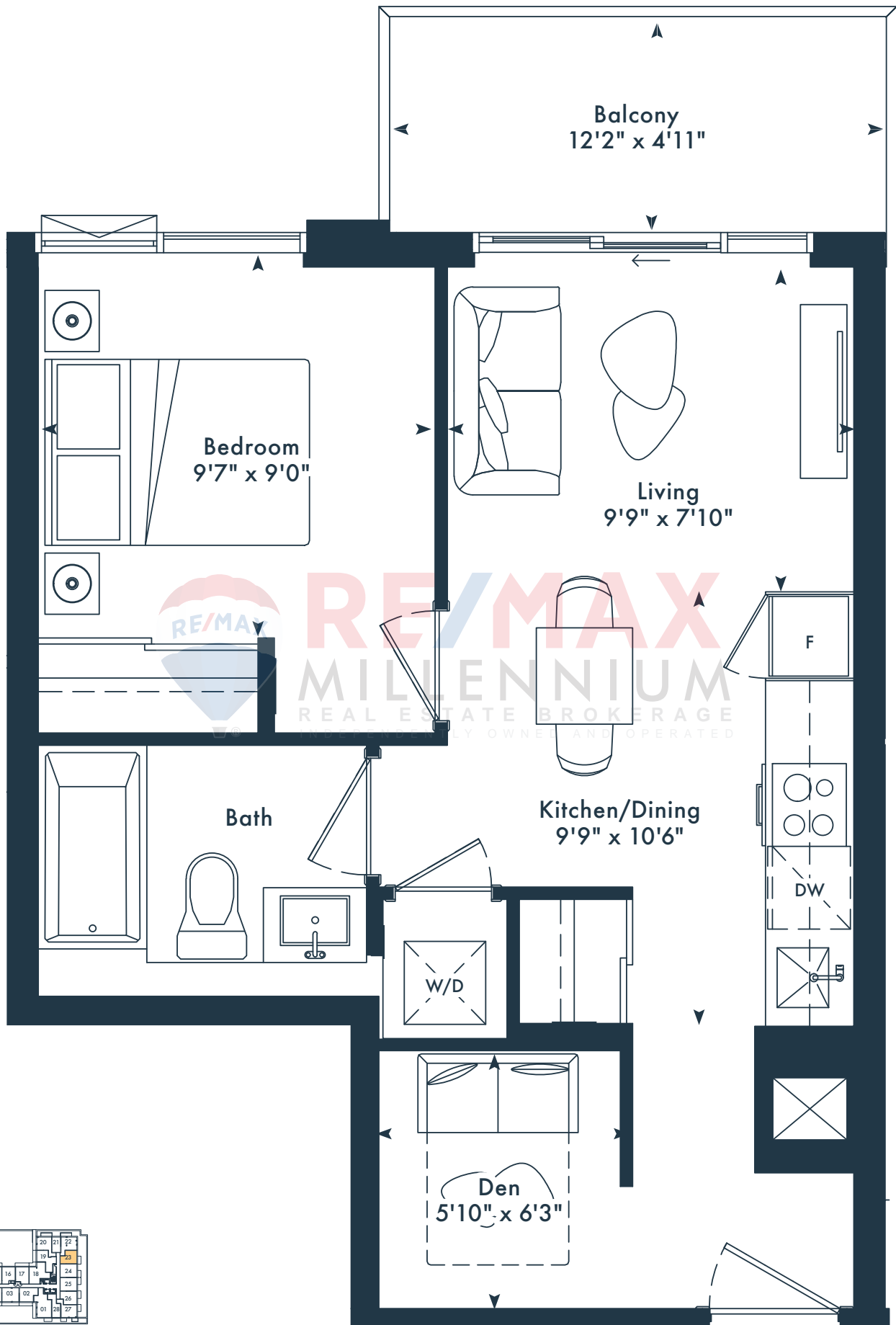
All rights reserved. Buildings and views not to scale. Some features and finishes herein are upgrades or are for illustrative purposes only and may not be available. Furniture is displayed for illustration purposes only. Layout does not necessarily reflect the electrical plan for the suite. Suites are sold unfurnished. Balcony, terrace and façade variations may apply, contact a sales representative for further details. Illustrations are artist's concept only. Prices and specifications subject to change without notice. E. & O.E. October, 2023

1B

1 bedroom + den
1 bath
491 SQ. FT.

JOYA

ON THE QUEENSWAY



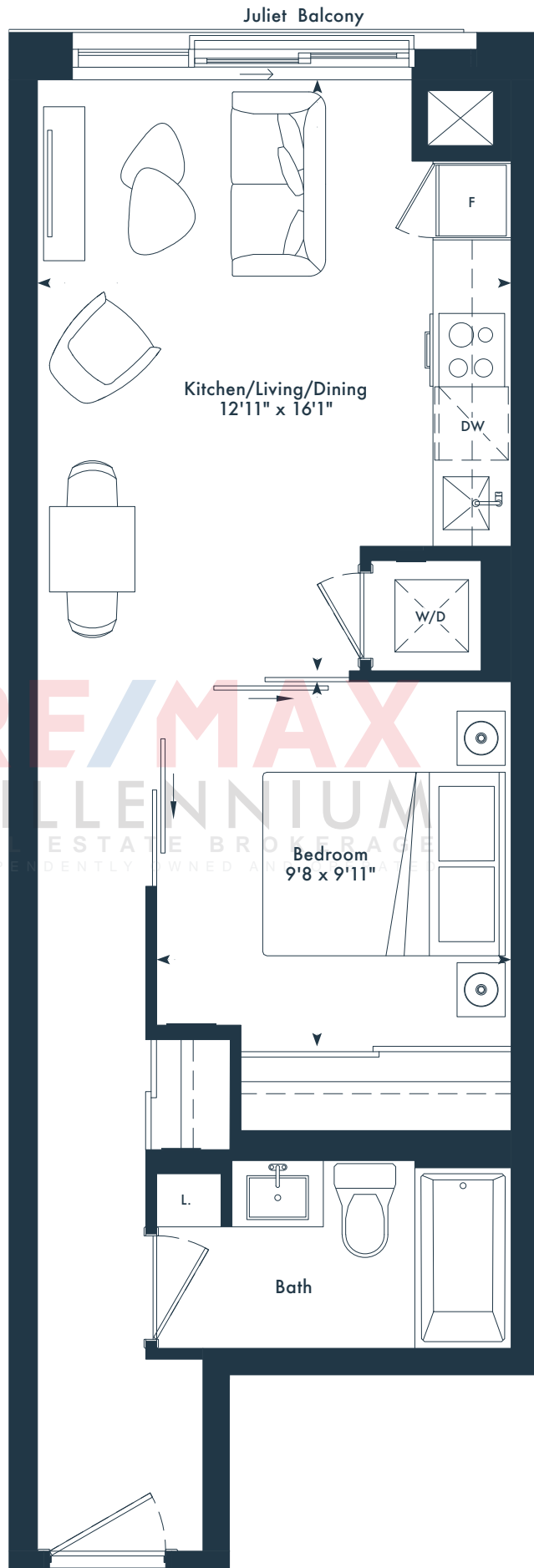
8TH-9TH FLOOR

1G

1 bedroom
1 bath
522 SQ. FT.

JOYA

ON THE QUEENSWAY



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED



4TH FLOOR



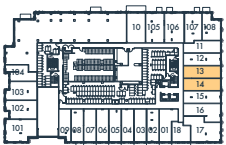
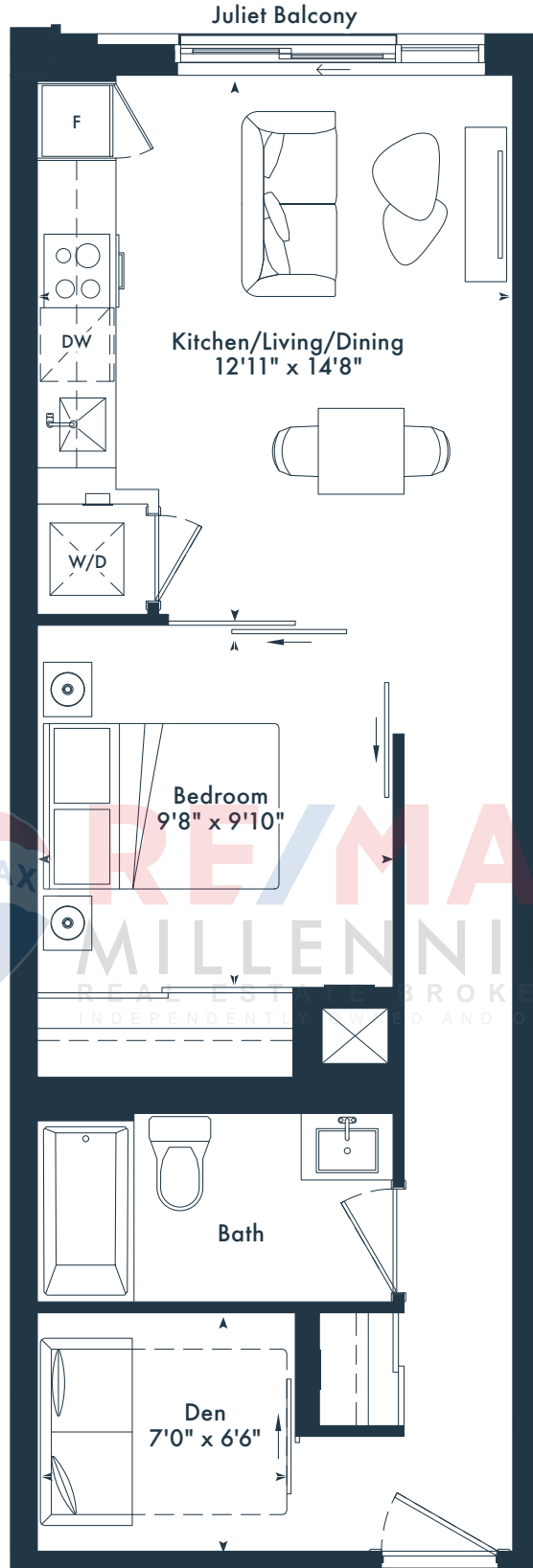
5TH-6TH FLOOR

1ED

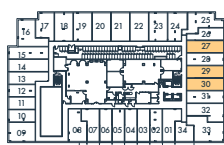
1 bedroom + den
1 bath
567 SQ. FT.

JOYA

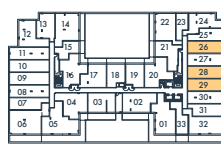
ON THE QUEENSWAY



2ND FLOOR



3RD FLOOR



4TH FLOOR



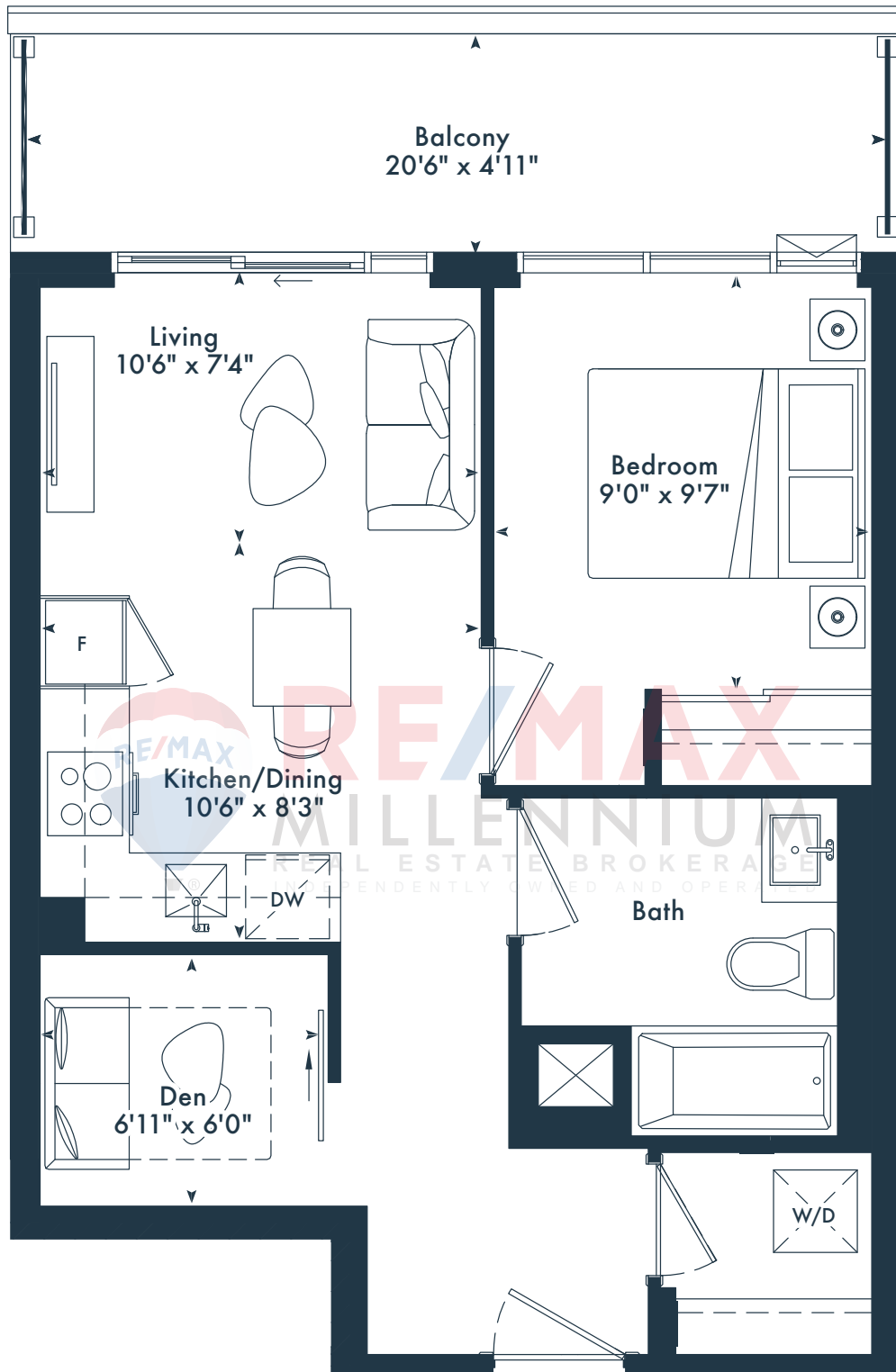
5TH-6TH FLOOR

1H

1 bedroom + den
1 bath
616 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

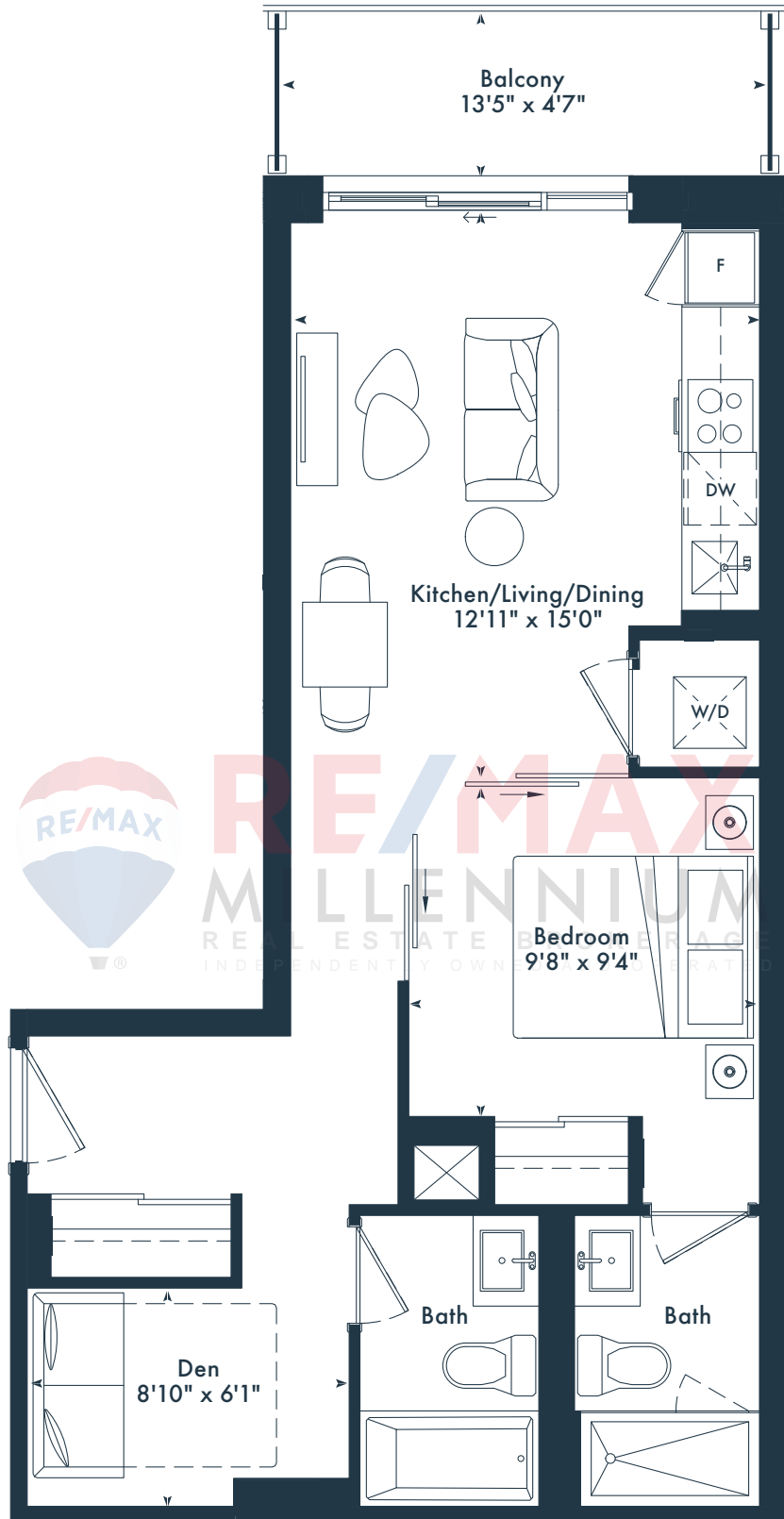
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1QD

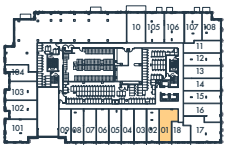
1 bedroom + den
2 bath
602 SQ. FT.

JOYA

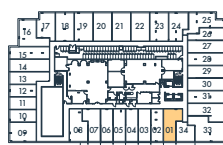
ON THE QUEENSWAY



RE/MAX
MILLENNIUM
REAL ESTATE SERVICES
INDEPENDENTLY OWNED & OPERATED



2ND FLOOR



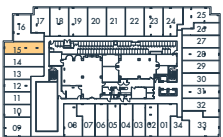
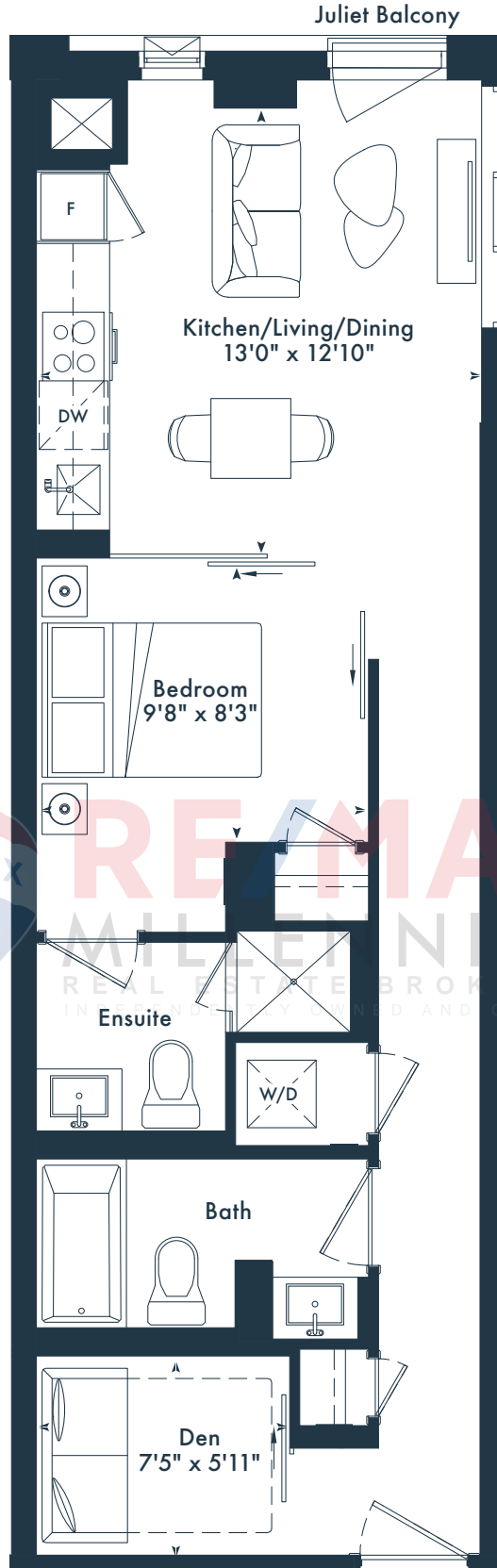
3RD FLOOR

1SD

1 bedroom + den
2 bath
607 SQ. FT.

JOYA

ON THE QUEENSWAY



3RD FLOOR



4TH FLOOR



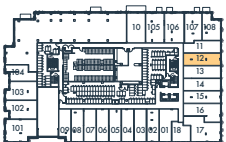
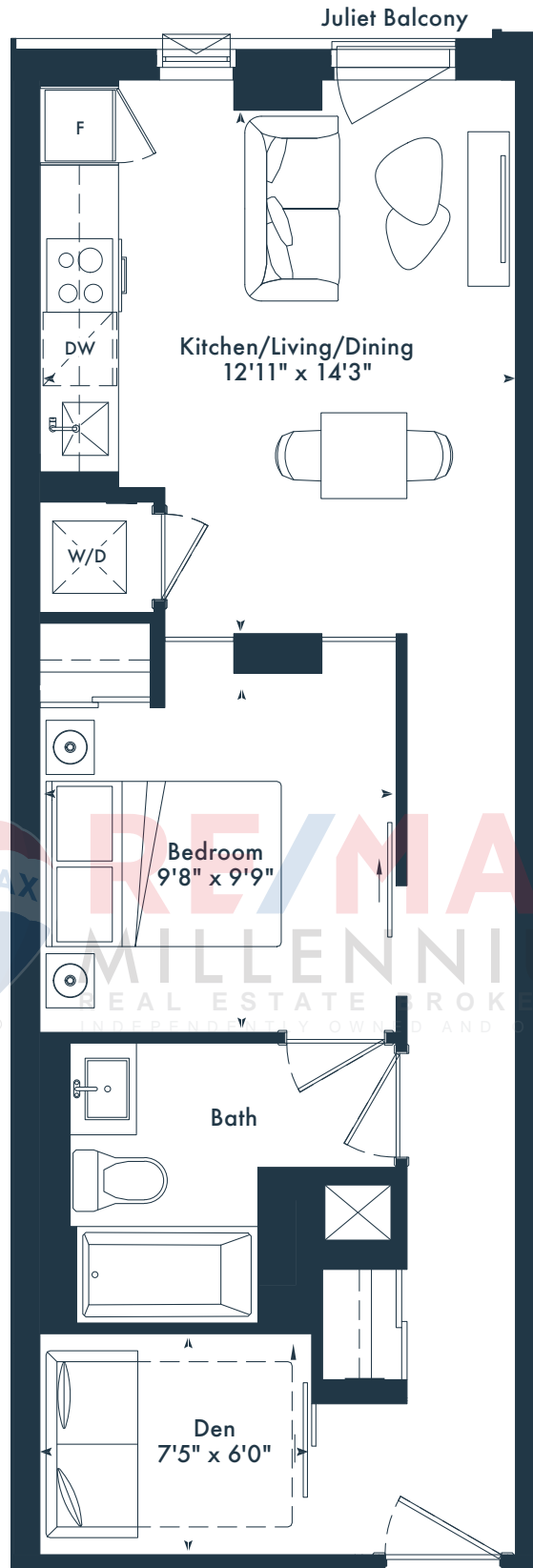
5TH-6TH FLOOR

1ACD

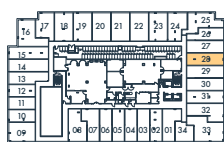
1 bedroom + den
1 bath
567 SQ. FT.

JOYA

ON THE QUEENSWAY



2ND FLOOR



3RD FLOOR



4TH FLOOR



5TH-6TH FLOOR

1ZD

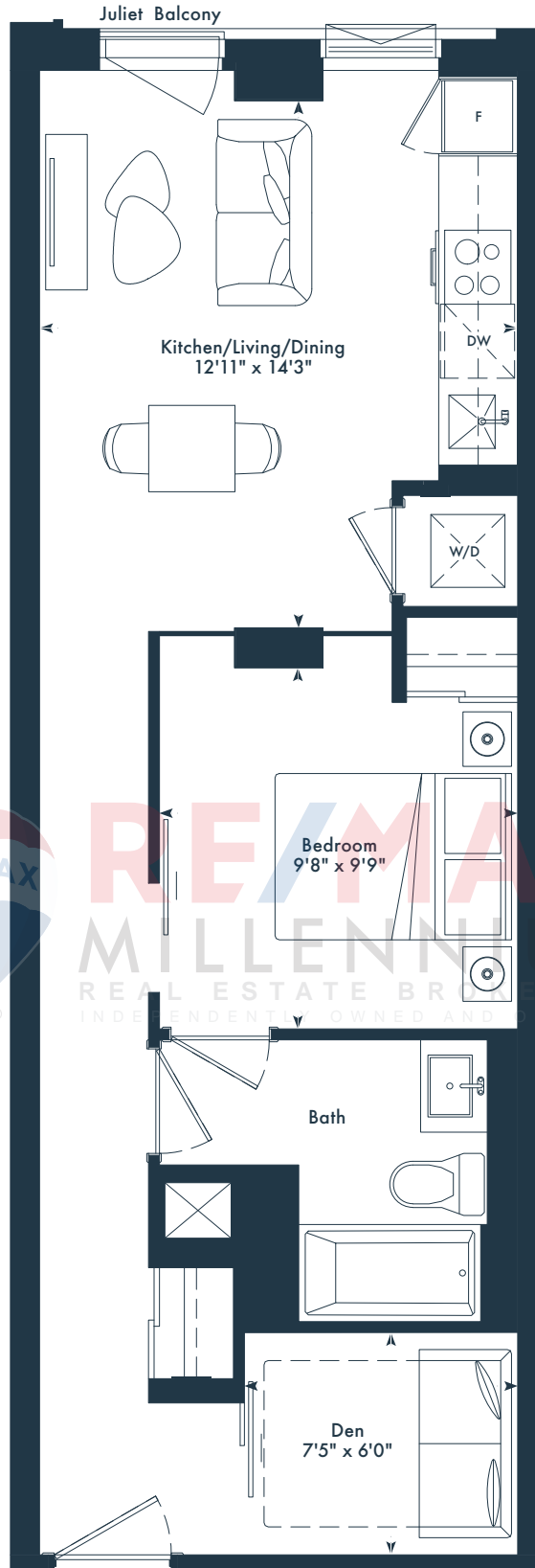
1 bedroom + den

1 bath

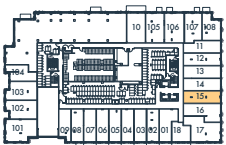
567 SQ. FT.

JOYA

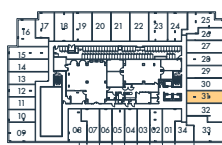
ON THE QUEENSWAY



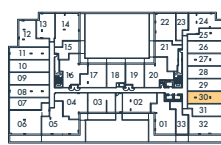
RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED



2ND FLOOR



3RD FLOOR



4TH FLOOR



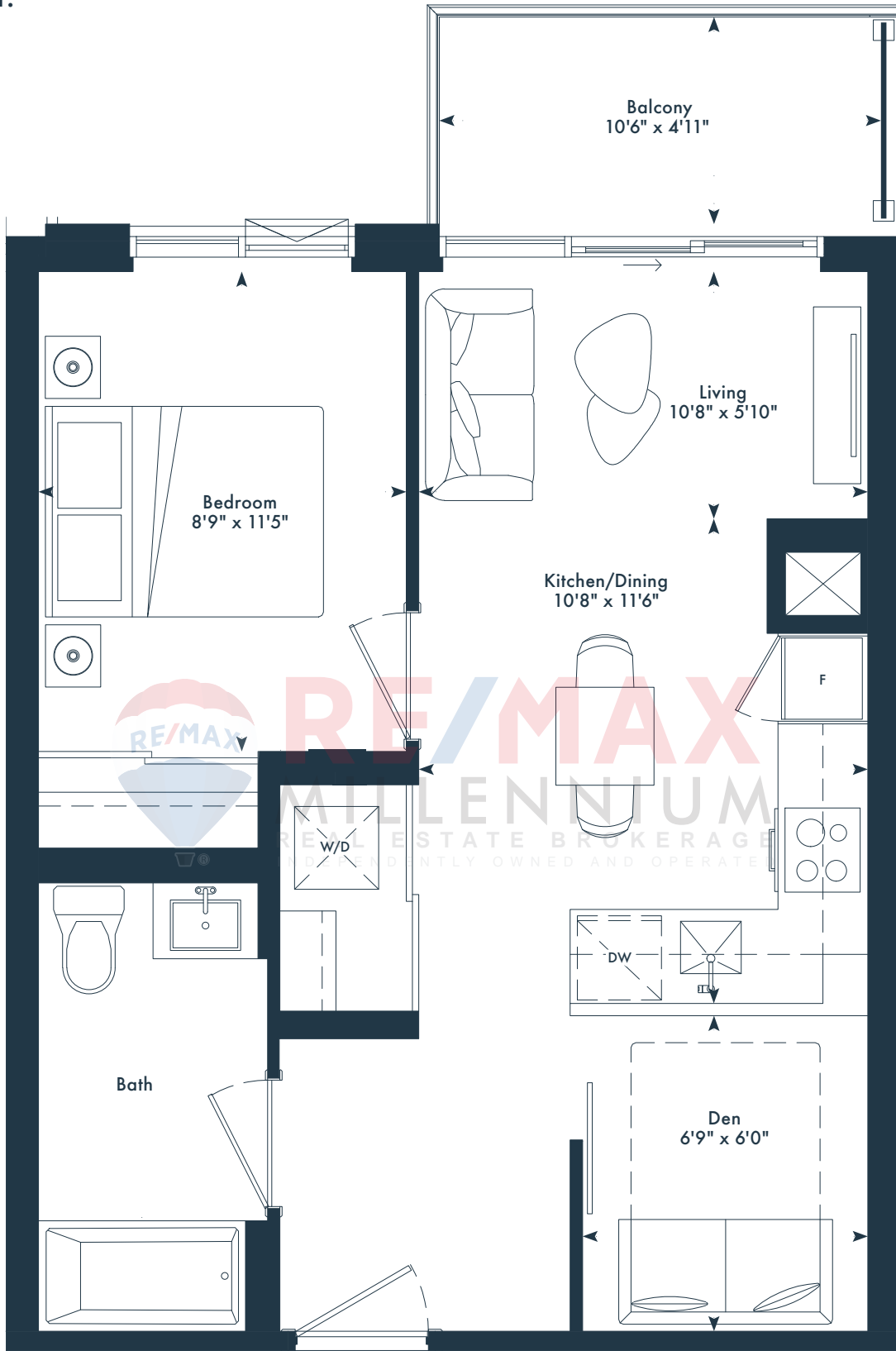
5TH-6TH FLOOR

1L

1 bedroom
1 bath
548 SQ. FT.

JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



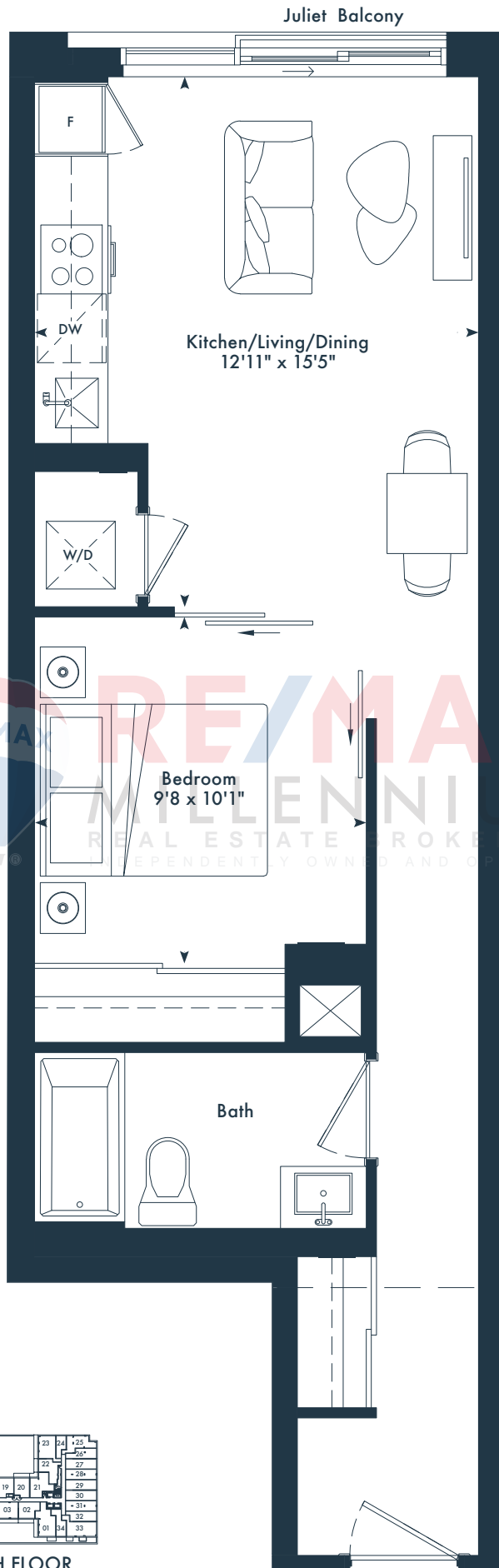
11TH FLOOR

1J

1 bedroom
1 bath
542 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



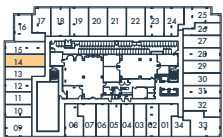
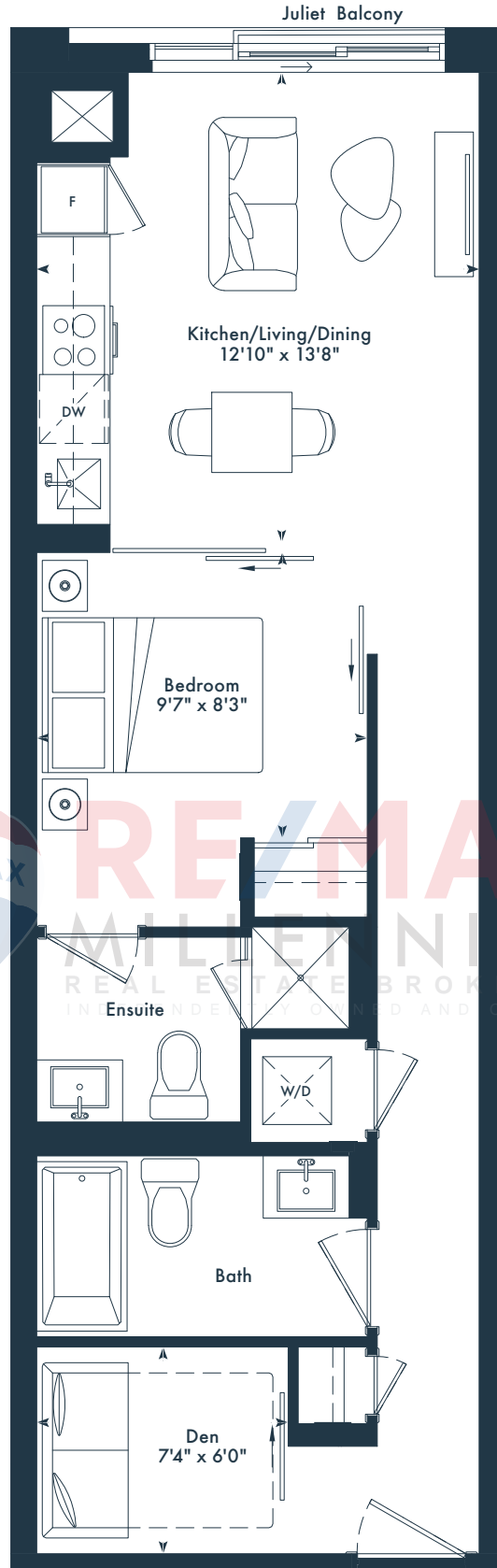
5TH-6TH FLOOR

1YD

1 bedroom + den
2 bath
604 SQ. FT.

JOYA

ON THE QUEENSWAY



3RD FLOOR



4TH FLOOR



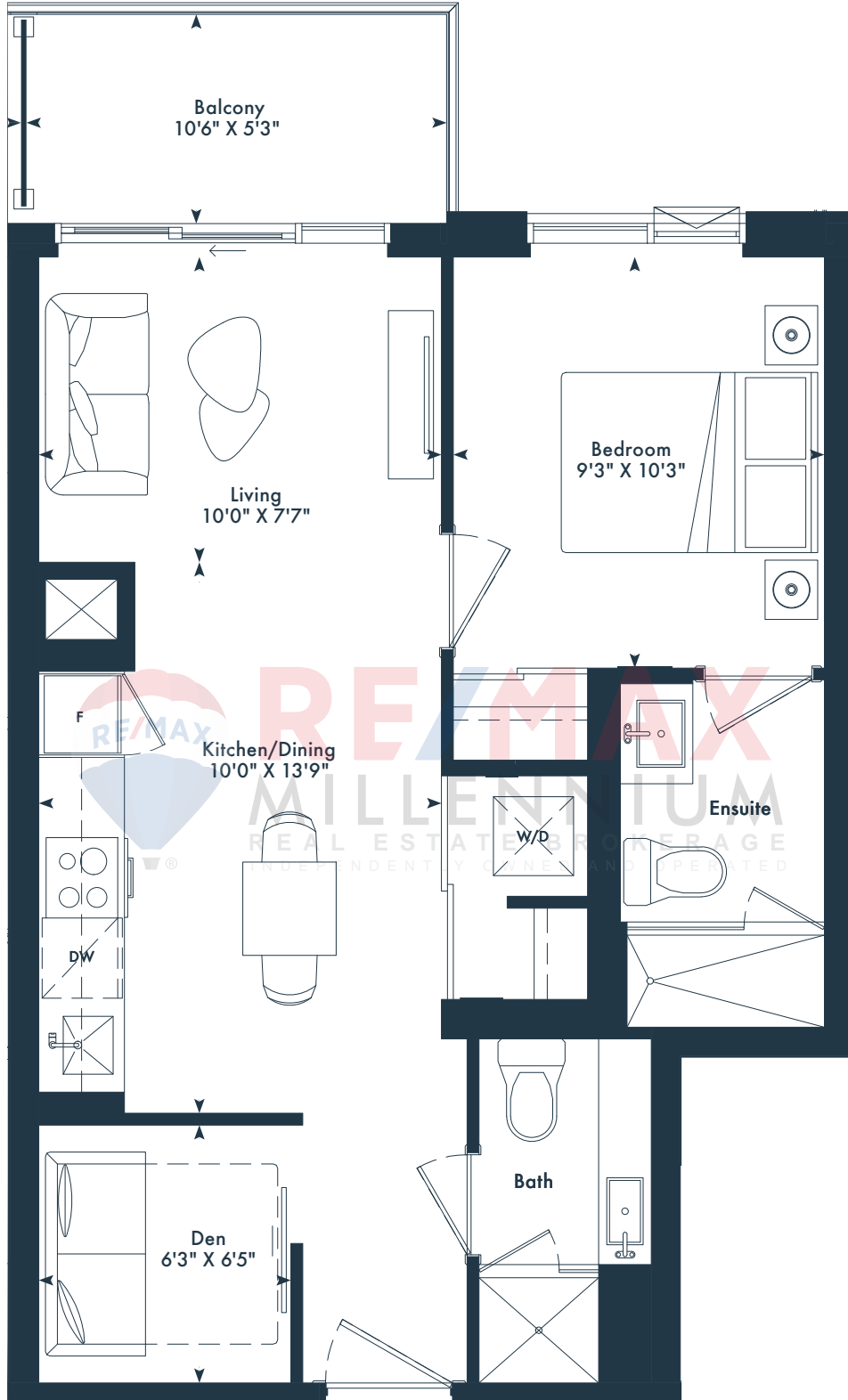
5TH-6TH FLOOR

1GD

1 bedroom + den
2 bath
562 SQ. FT.

JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



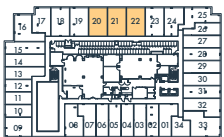
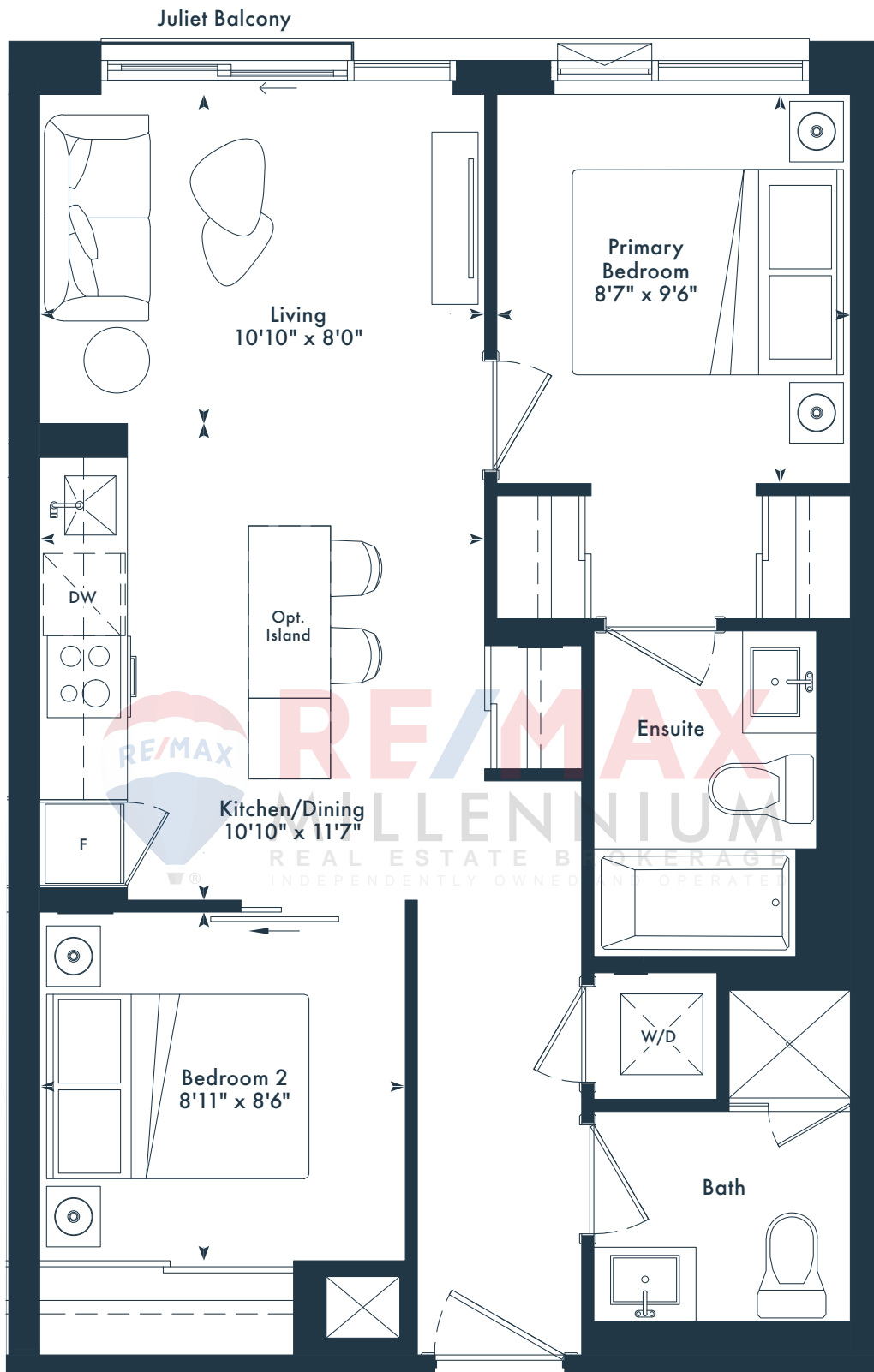
11TH FLOOR

2B

2 bedroom
2 bath
658 SQ. FT.

JOYA

ON THE QUEENSWAY



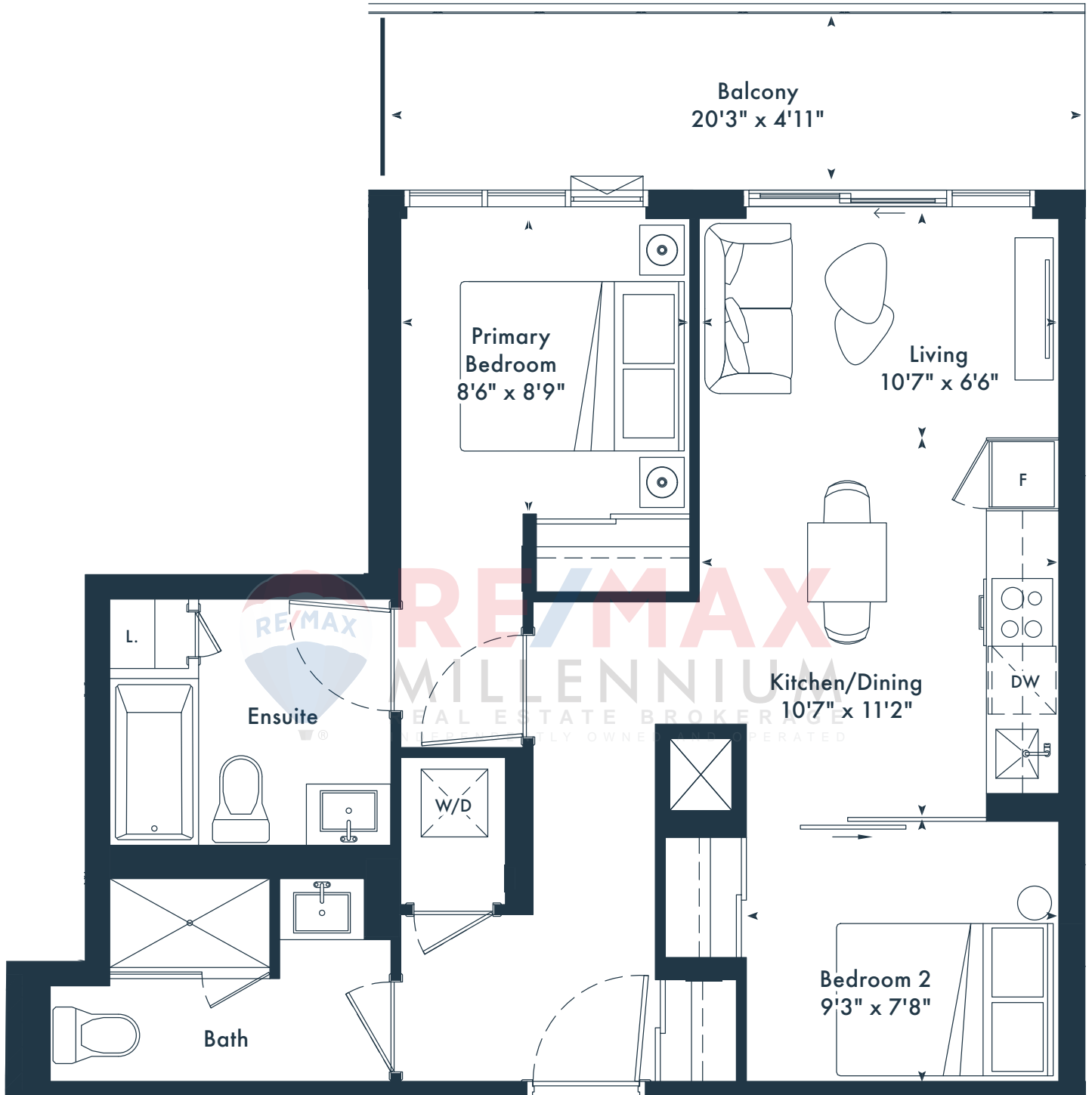
3RD FLOOR

2F

2 bedroom
2 bath
684 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



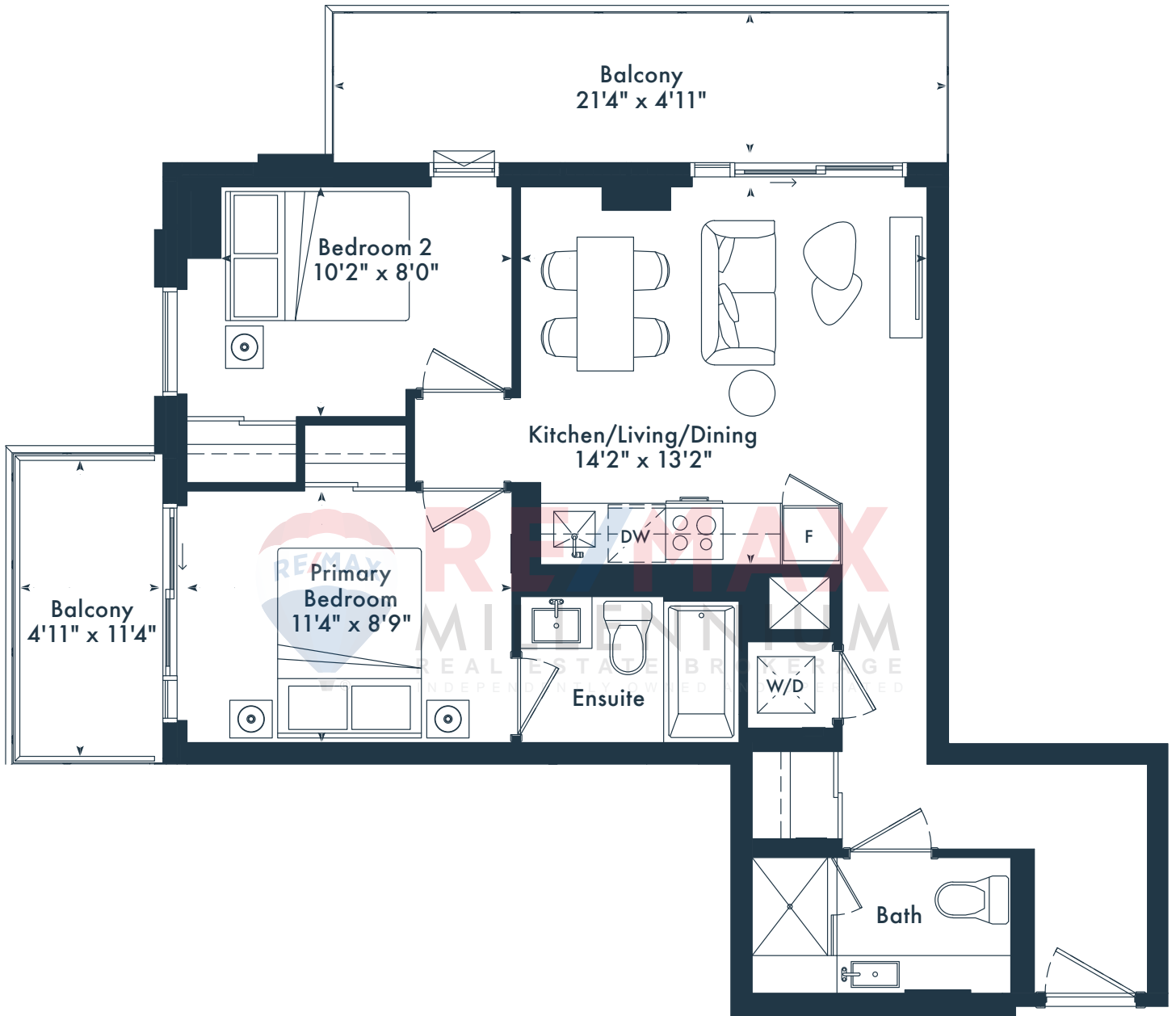
10TH FLOOR

2K

2 bedroom
2 bath
689 SQ. FT.

JOYA

ON THE QUEENSWAY



8TH-9TH FLOOR



10TH FLOOR



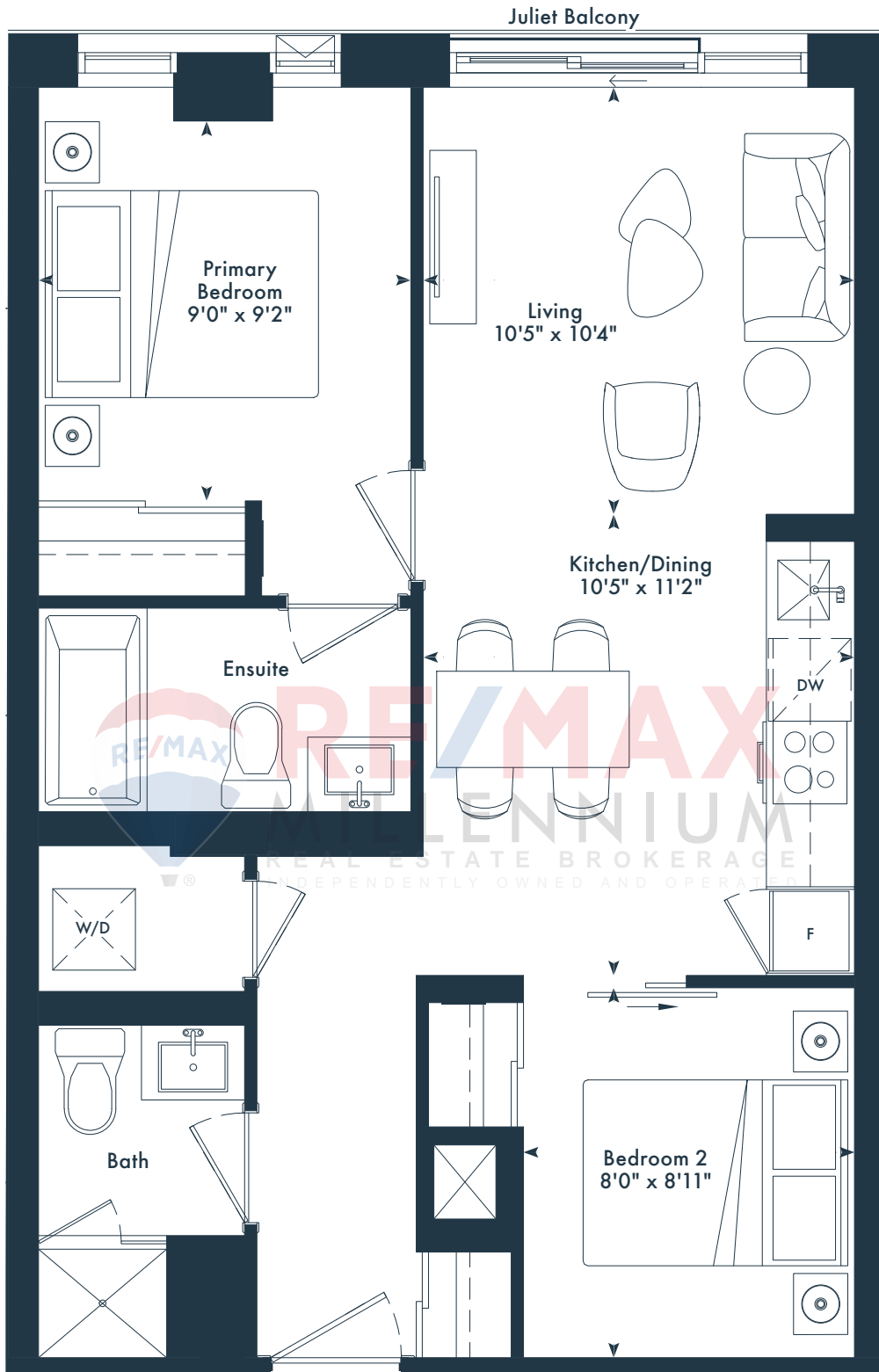
11TH FLOOR

2W

2 bedroom
2 bath
662 SQ. FT.

JOYA

ON THE QUEENSWAY



3RD FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

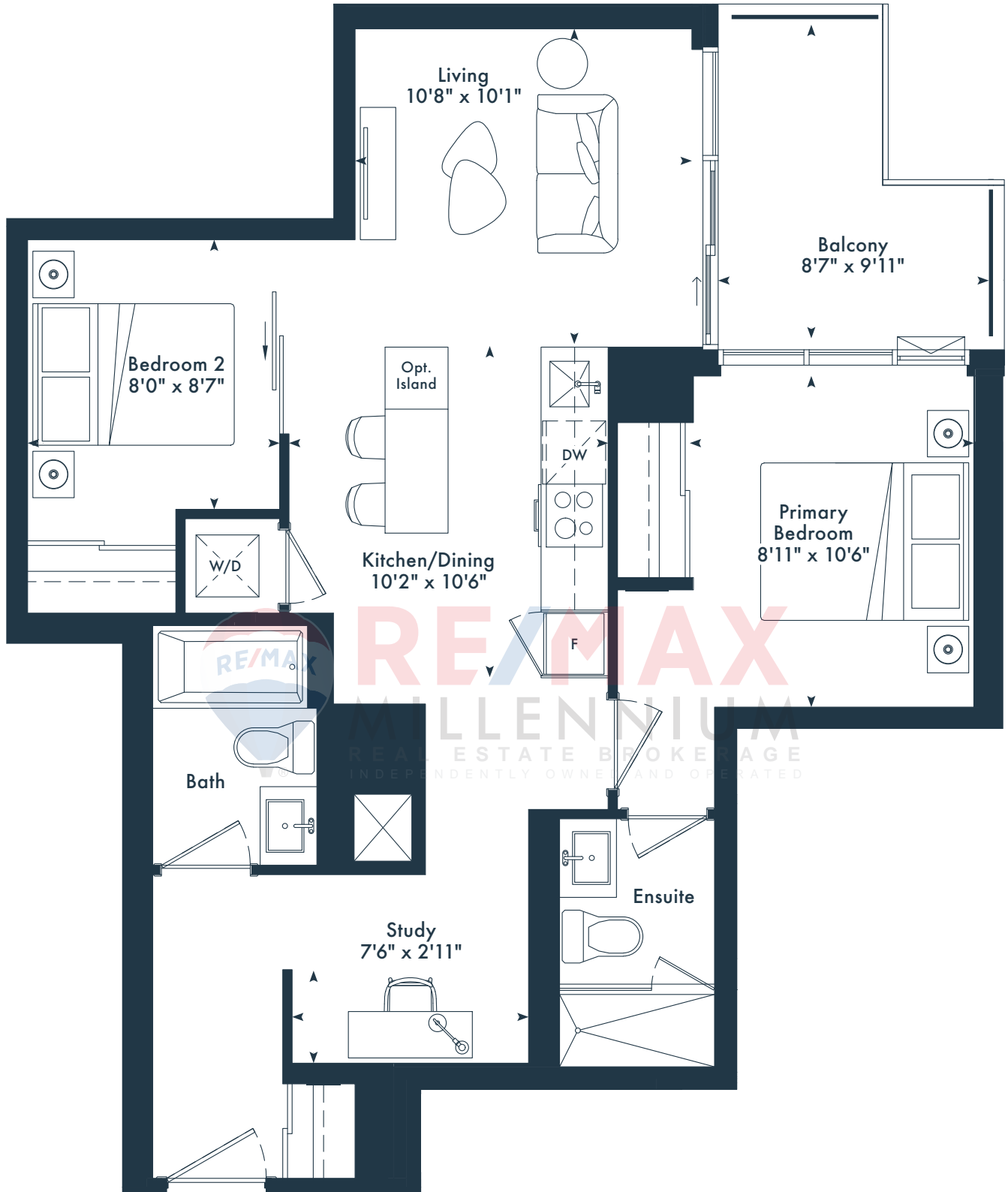
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2T

2 bedroom
2 bath
784 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



5TH-6TH FLOOR



7TH FLOOR



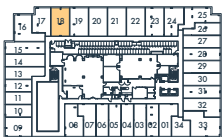
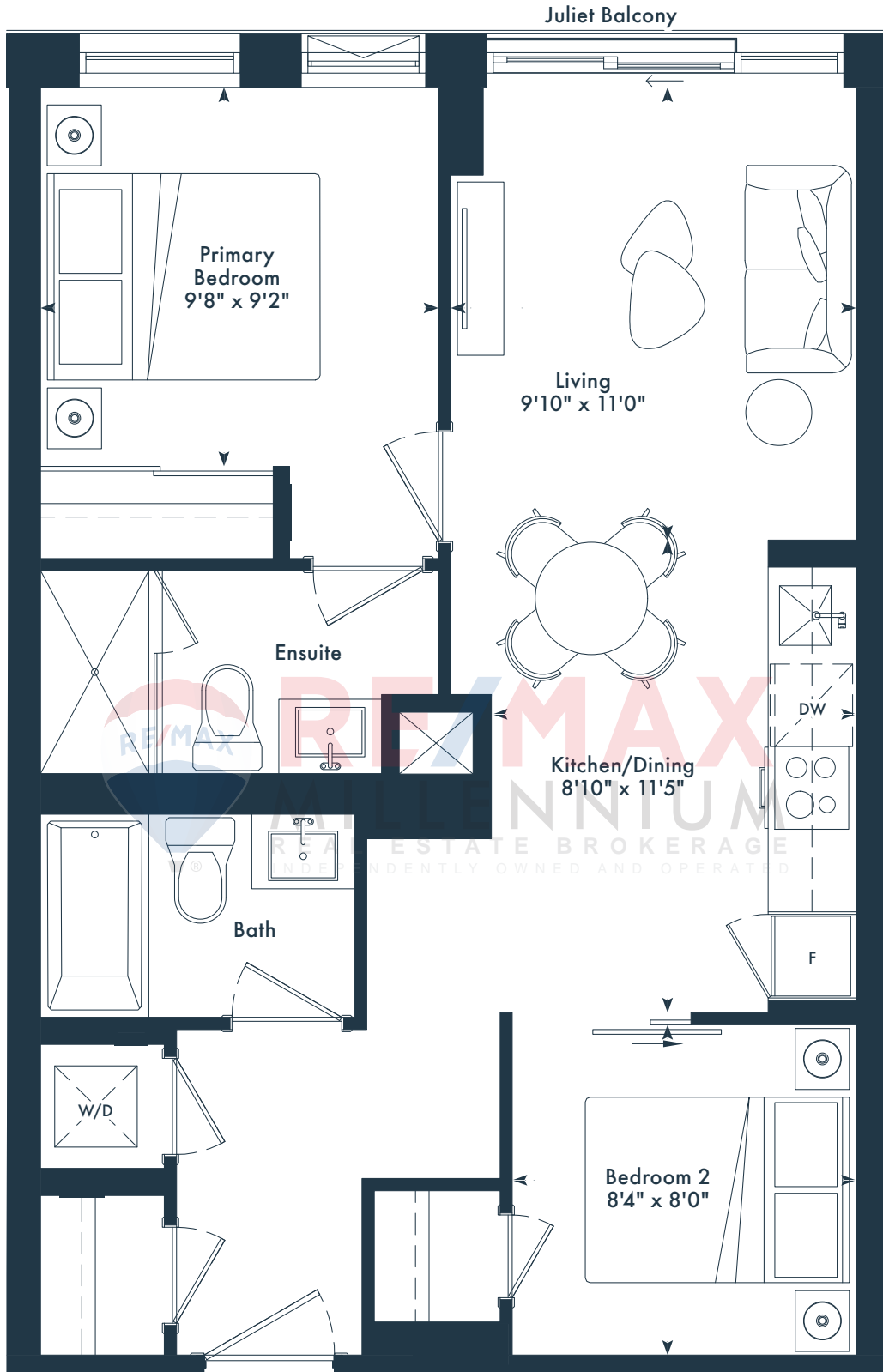
8TH-9TH FLOOR

2X

2 bedroom
2 bath
662 SQ. FT.

JOYA

ON THE QUEENSWAY



3RD FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

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2Y

2 bedroom
2 bath
781 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



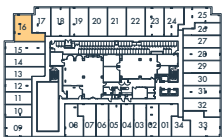
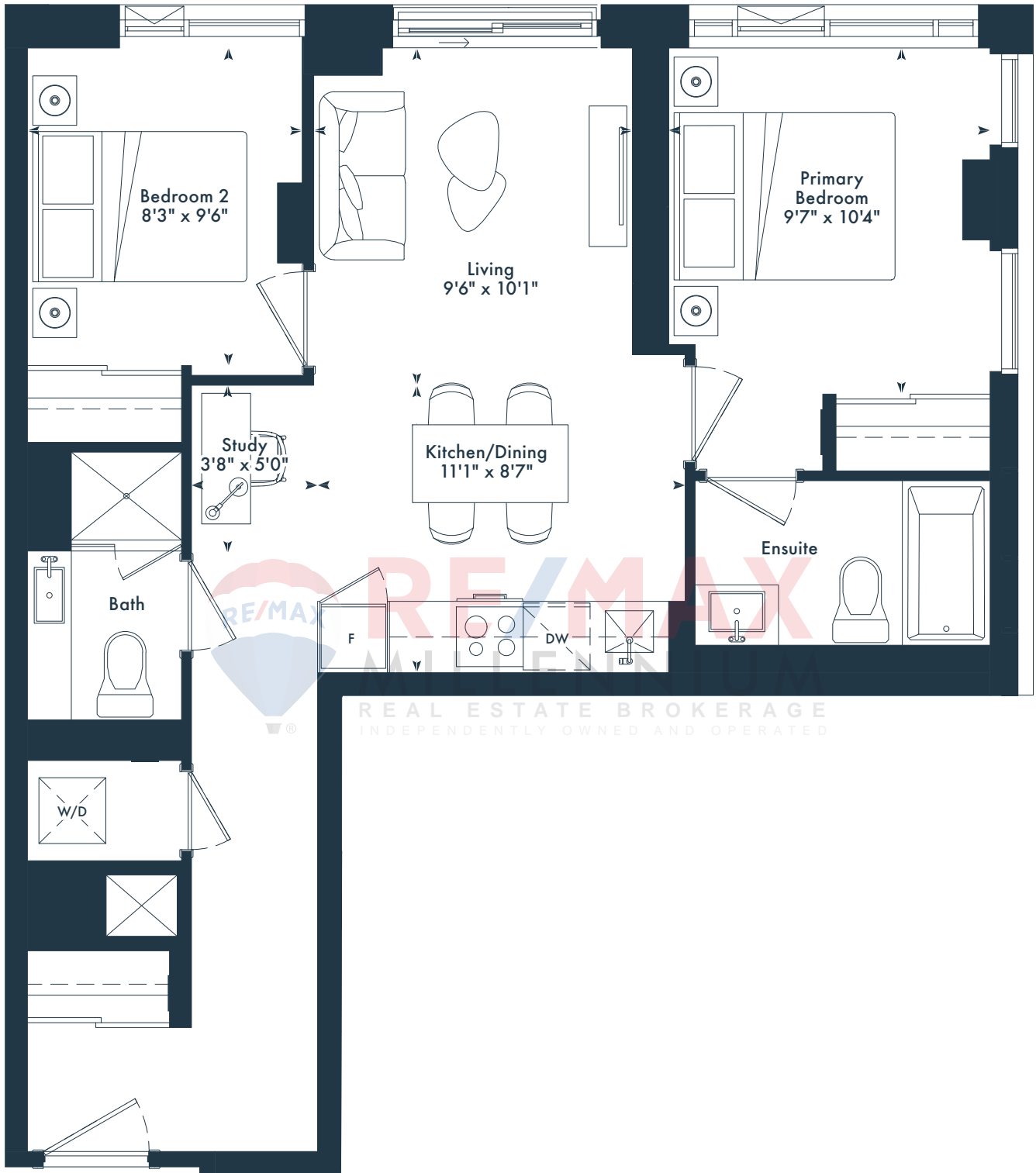
12TH FLOOR

2Z

2 bedroom
2 bath
739 SQ. FT.

JOYA

ON THE QUEENSWAY



3RD FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

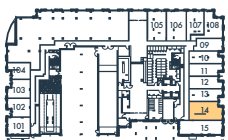
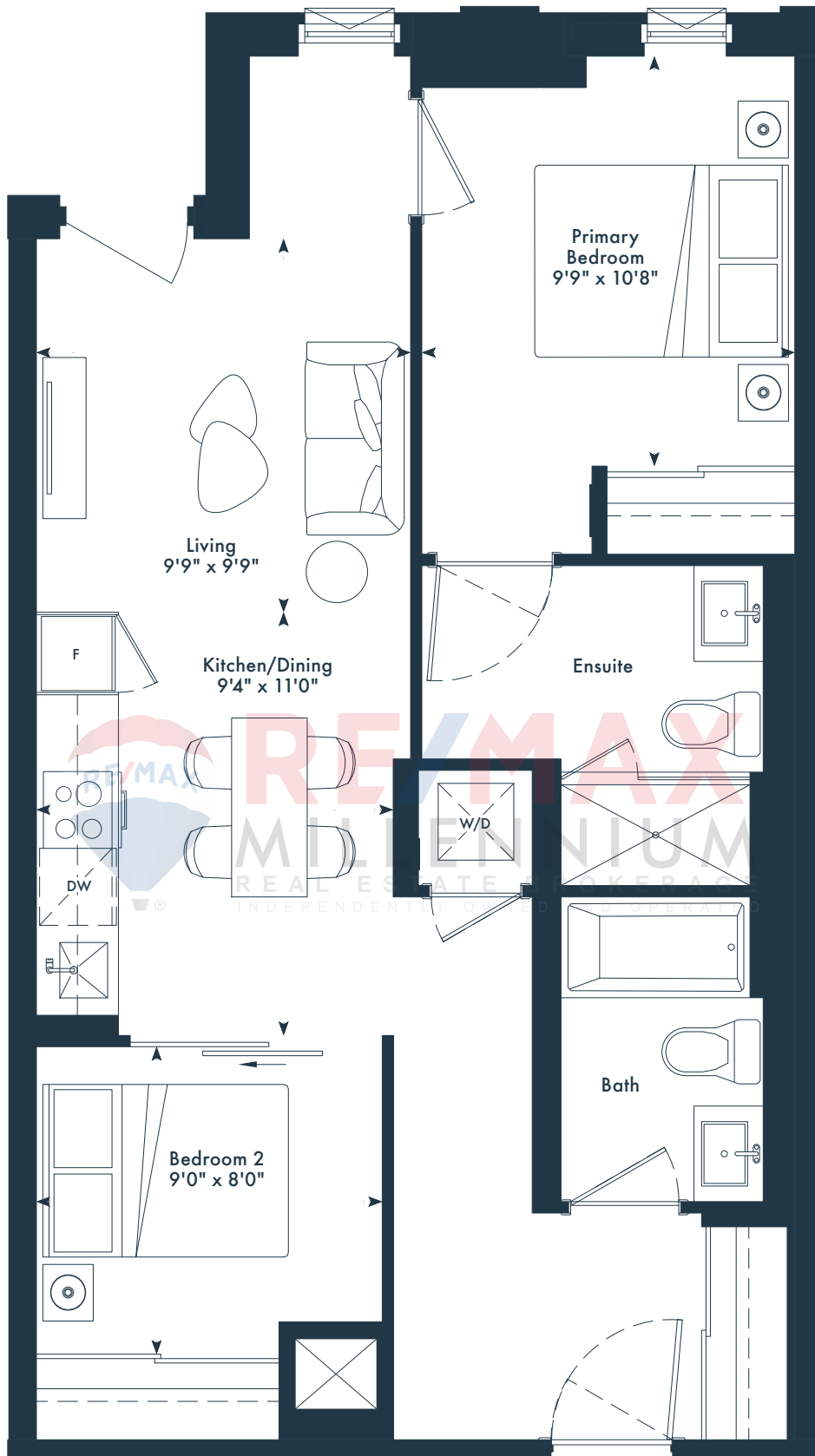
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2P

2 bedroom
2 bath
747 SQ. FT.

JOYA

ON THE QUEENSWAY



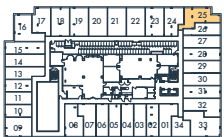
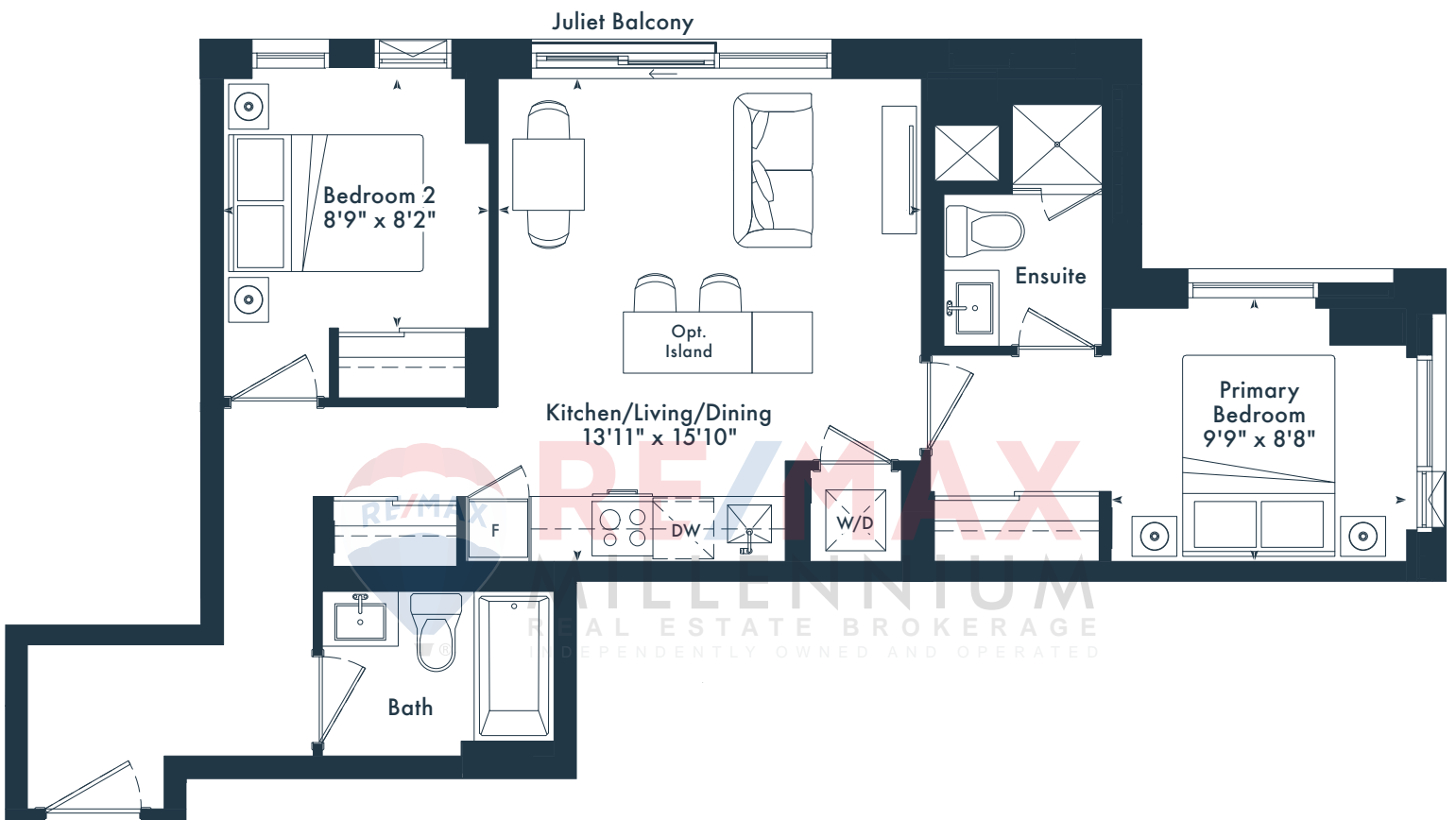
⊕ GROUND FLOOR

2L

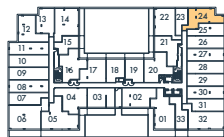
2 bedroom
2 bath
729 SQ. FT.

JOYA

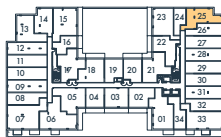
ON THE QUEENSWAY



3RD FLOOR



4TH FLOOR



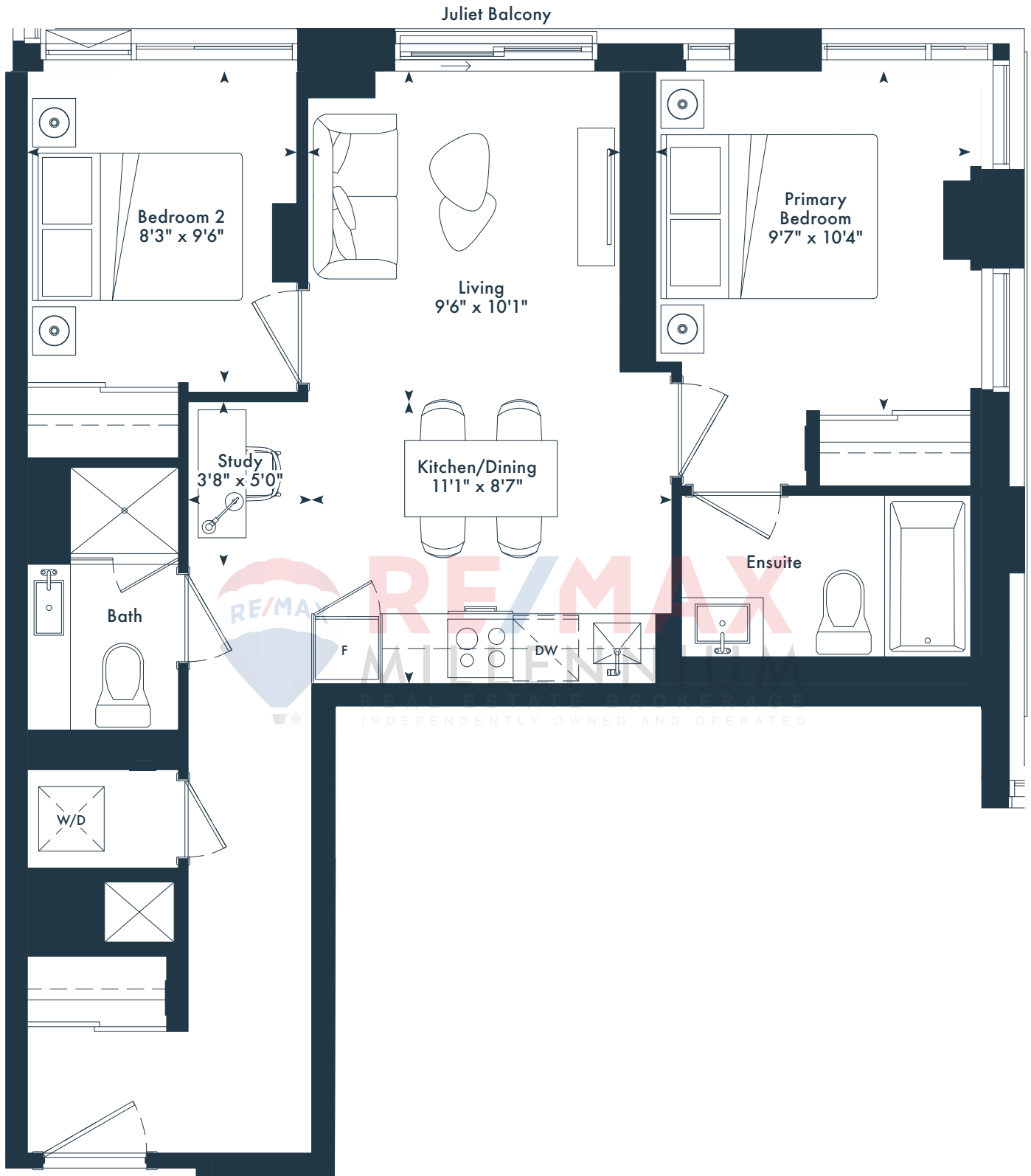
5TH-6TH FLOOR

2Z-T

2 bedroom
2 bath
739 SQ. FT.

JOYA

ON THE QUEENSWAY



4TH FLOOR



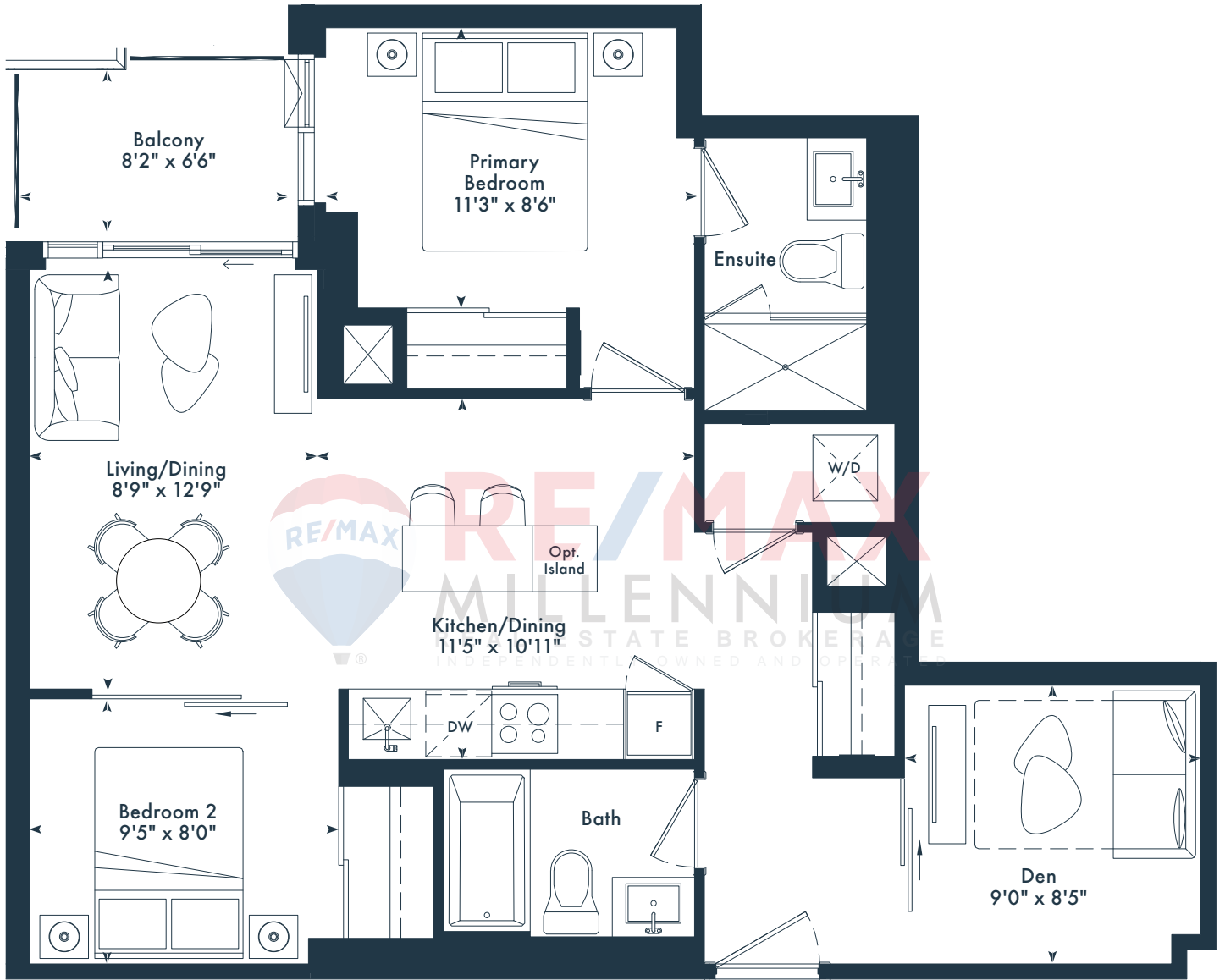
5TH-6TH FLOOR

2BD

2 bedroom + den
2 bath
797 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



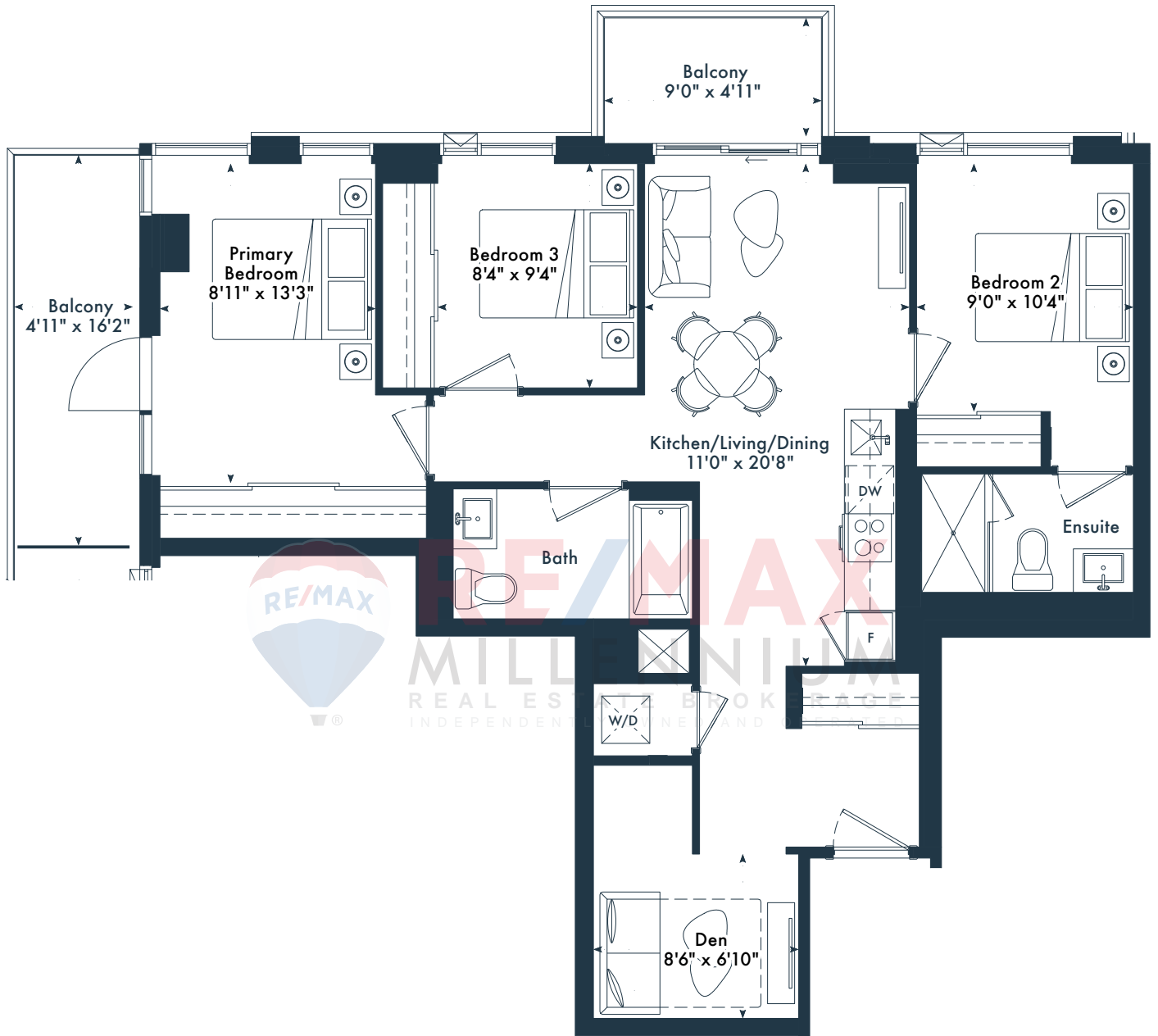
11TH FLOOR

3H

3 bedroom
2 bath
1,012 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



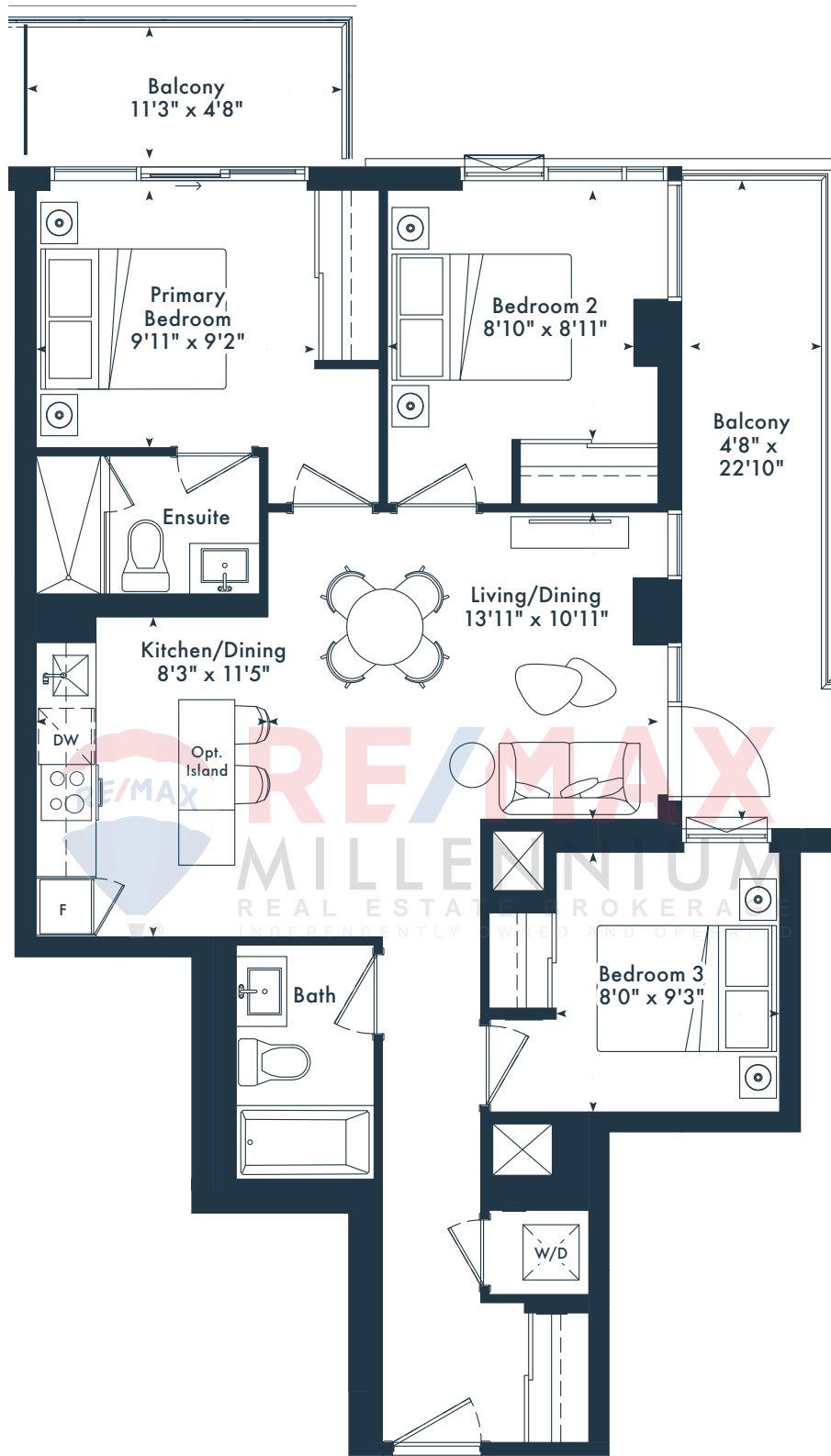
11TH FLOOR

3F

3 bedroom
2 bath
930 SQ. FT.

JOYA

ON THE QUEENSWAY



5TH-6TH FLOOR



7TH FLOOR



8TH-9TH FLOOR



10TH FLOOR



11TH FLOOR



12TH FLOOR

MARLIN
SPRING
DEVELOPMENTS

Greybrook

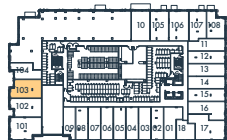
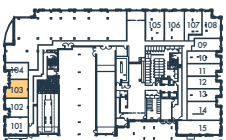
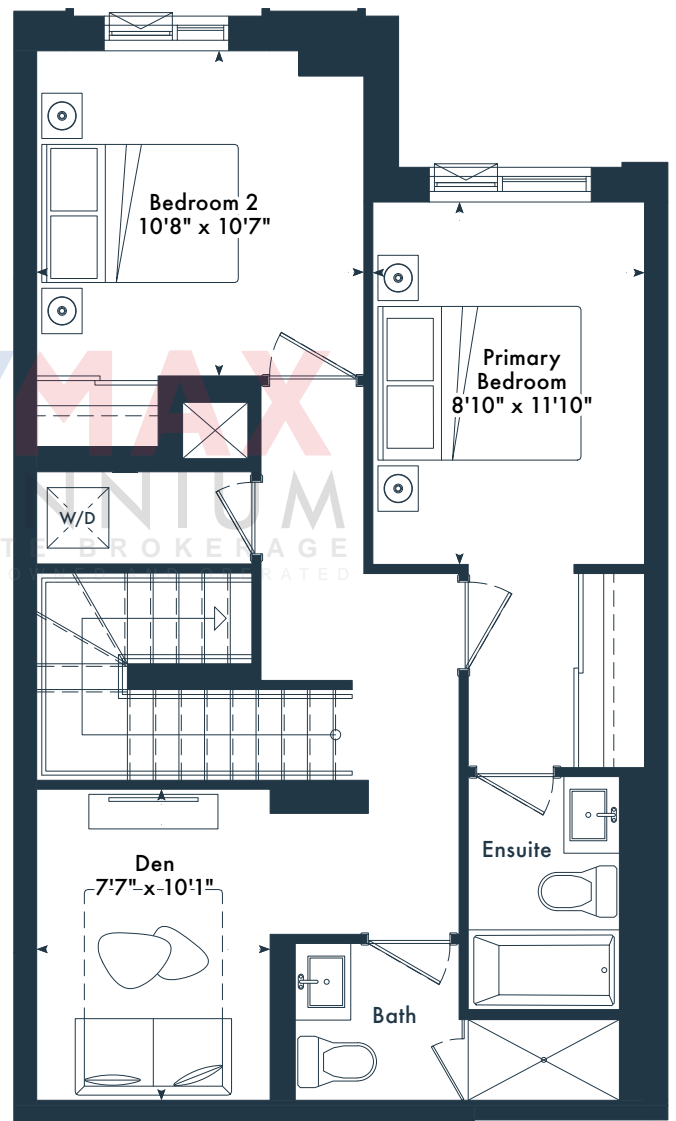
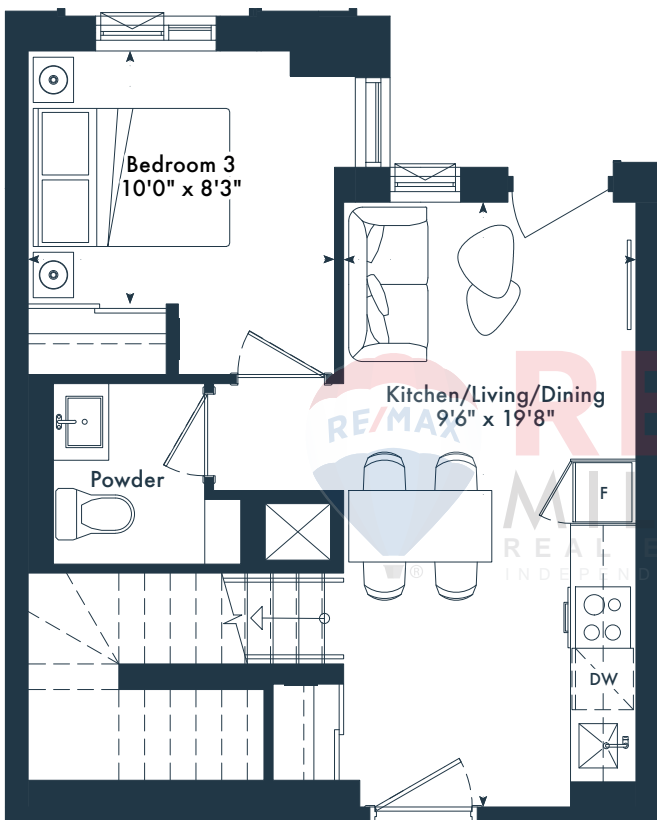
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3M

3 bedroom
2.5 bath
1,194 SQ. FT.

JOYA

ON THE QUEENSWAY



MARLIN
SPRING
DEVELOPMENTS

g Greybrook

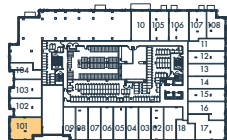
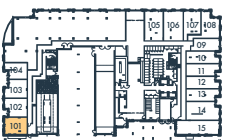
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3K

3 bedroom + den
2.5 bath
1,413 SQ. FT.

JOYA

ON THE QUEENSWAY

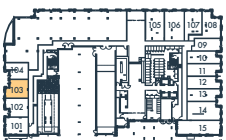
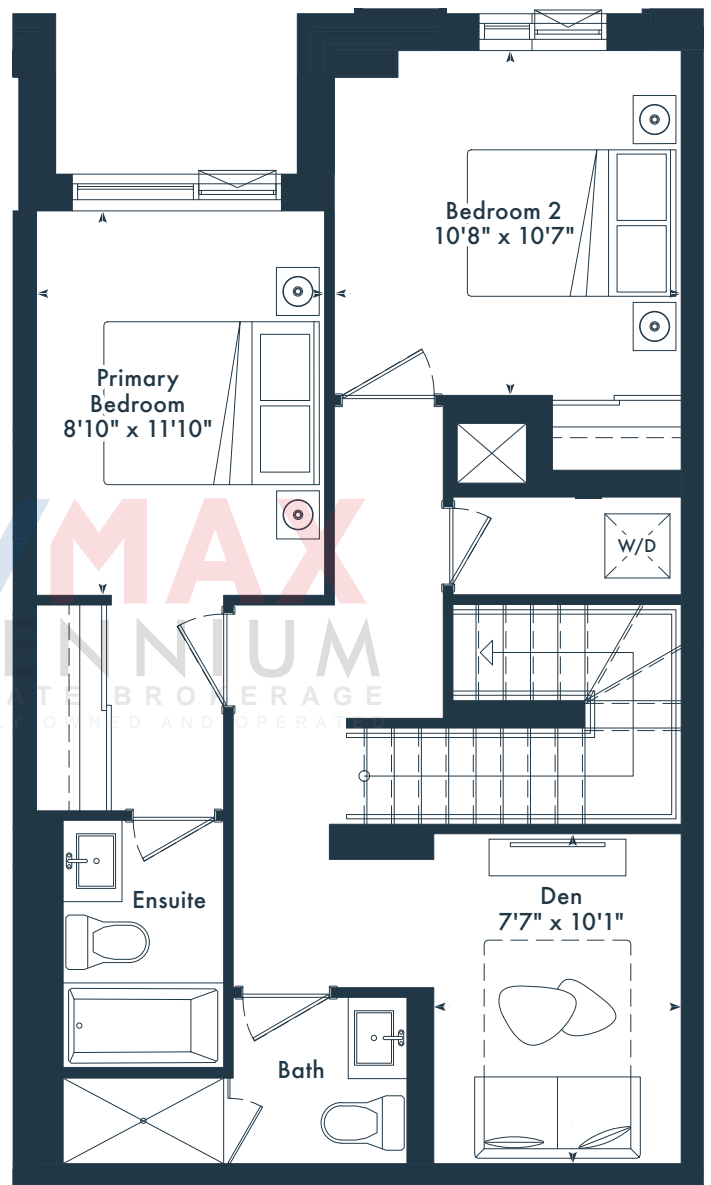
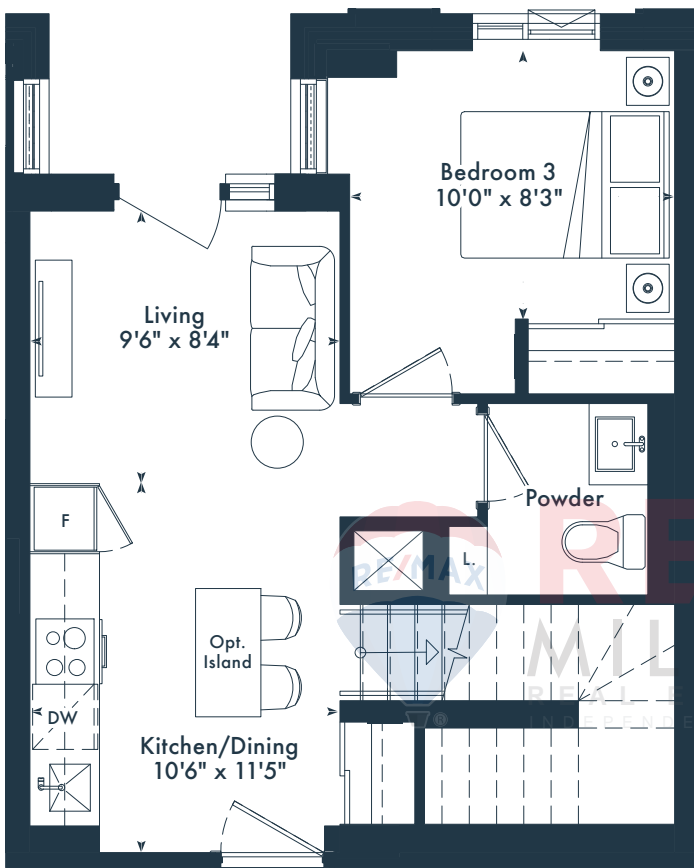


3N

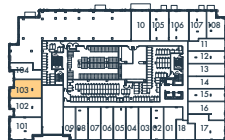
3 bedroom + den
2.5 bath
1,195 SQ. FT.

JOYA

ON THE QUEENSWAY



⊕ GROUND FLOOR



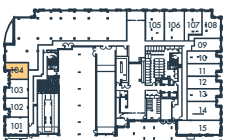
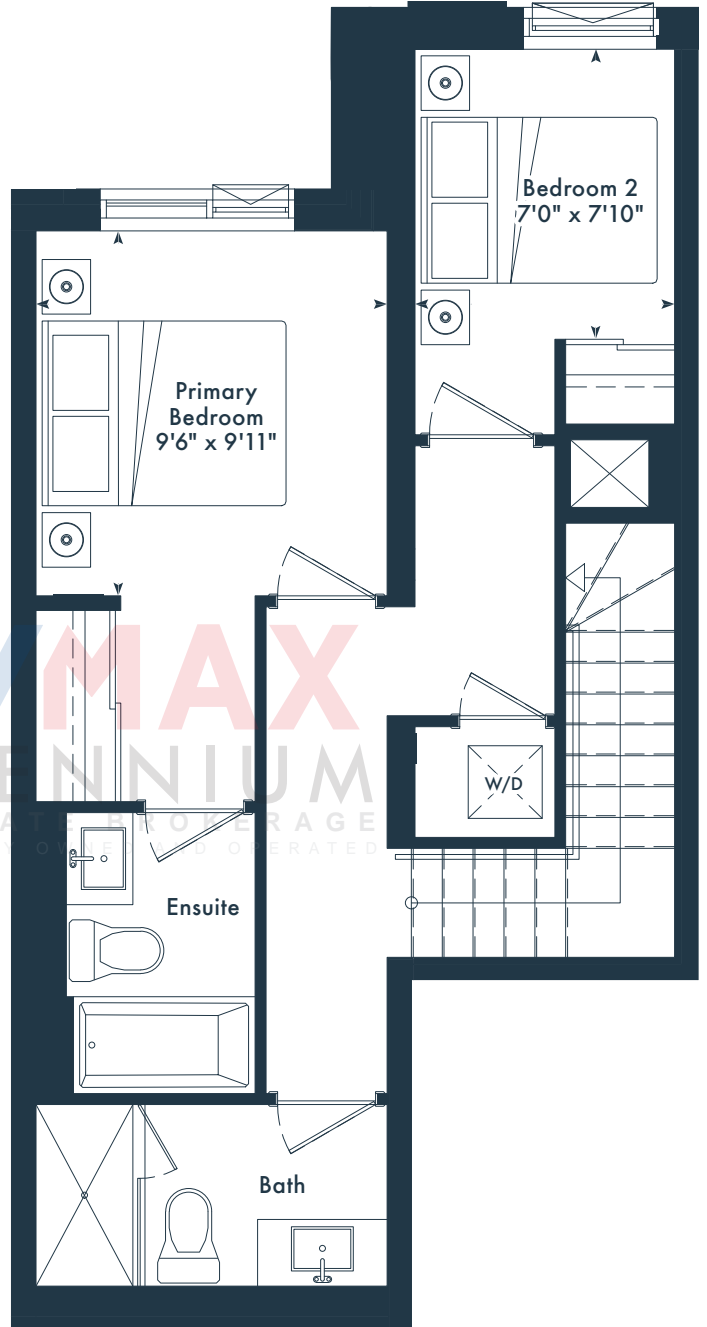
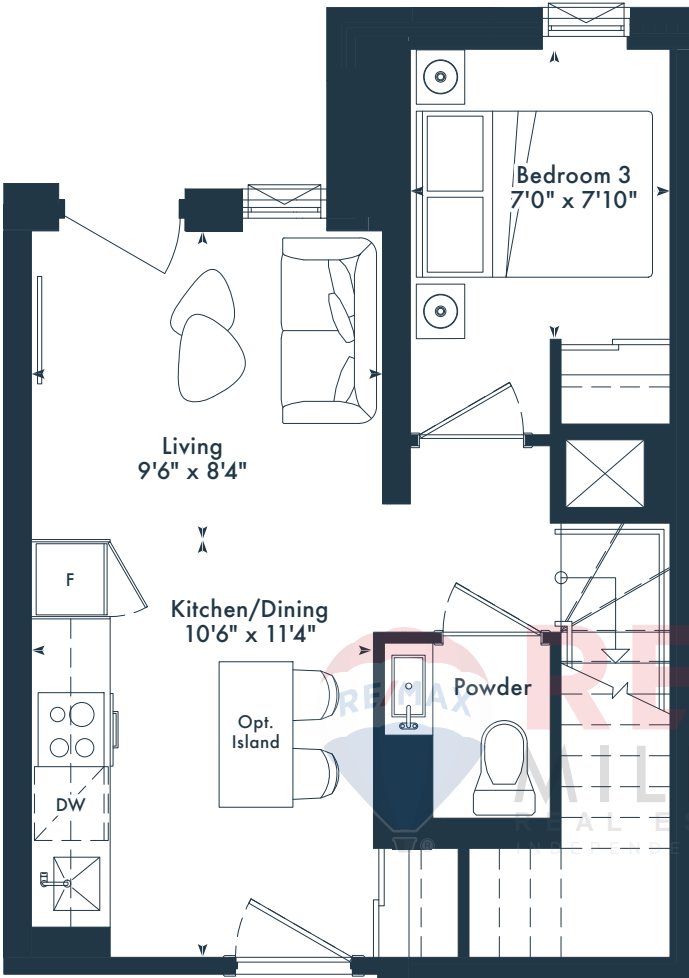
⊕ 2ND FLOOR

3P

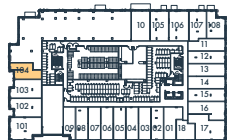
3 bedroom
2.5 bath
979 SQ. FT.

JOYA

ON THE QUEENSWAY



⊕ GROUND FLOOR



⊕ 2ND FLOOR



RE/MAX
MILLENNIUM
REAL ESTATE BROKERAGE
INDEPENDENTLY OWNED AND OPERATED

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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)

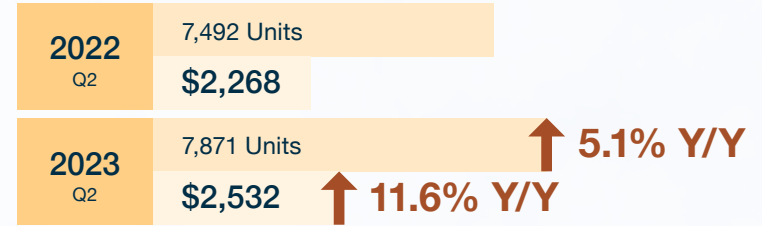
6,844 Units
(2023)

+20.7% Increase
(TRREB Condo Market Report)

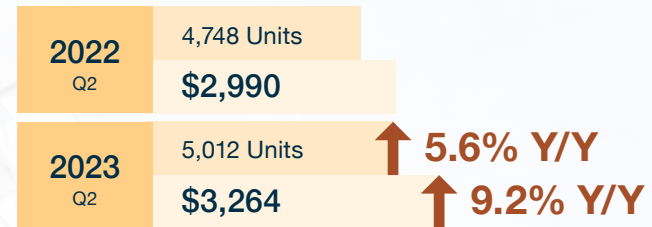
Rental Market

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

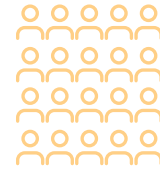
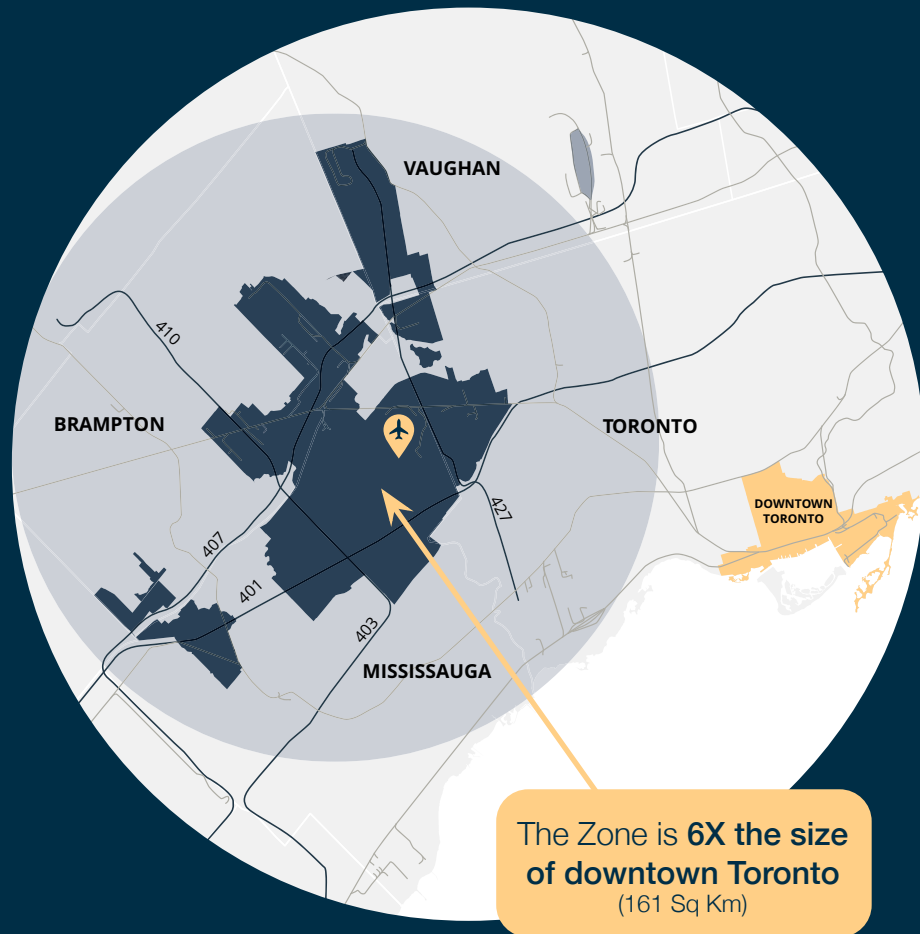
2018: \$2,055 – 2023: \$2,532

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



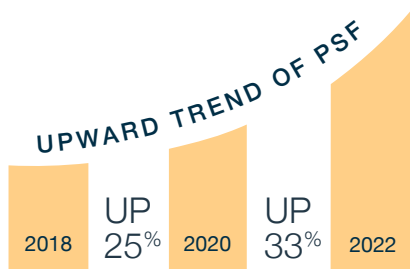
55% of workers
in the PEZ are
immigrants, relative
to 31% across Ontario

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	NORTH YORK	ETOBICOKE
\$3,280 Average Rent	\$2,859 Average Rent	\$2,861 Average Rent
\$4.16/PSF	\$3.51/PSF	\$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.

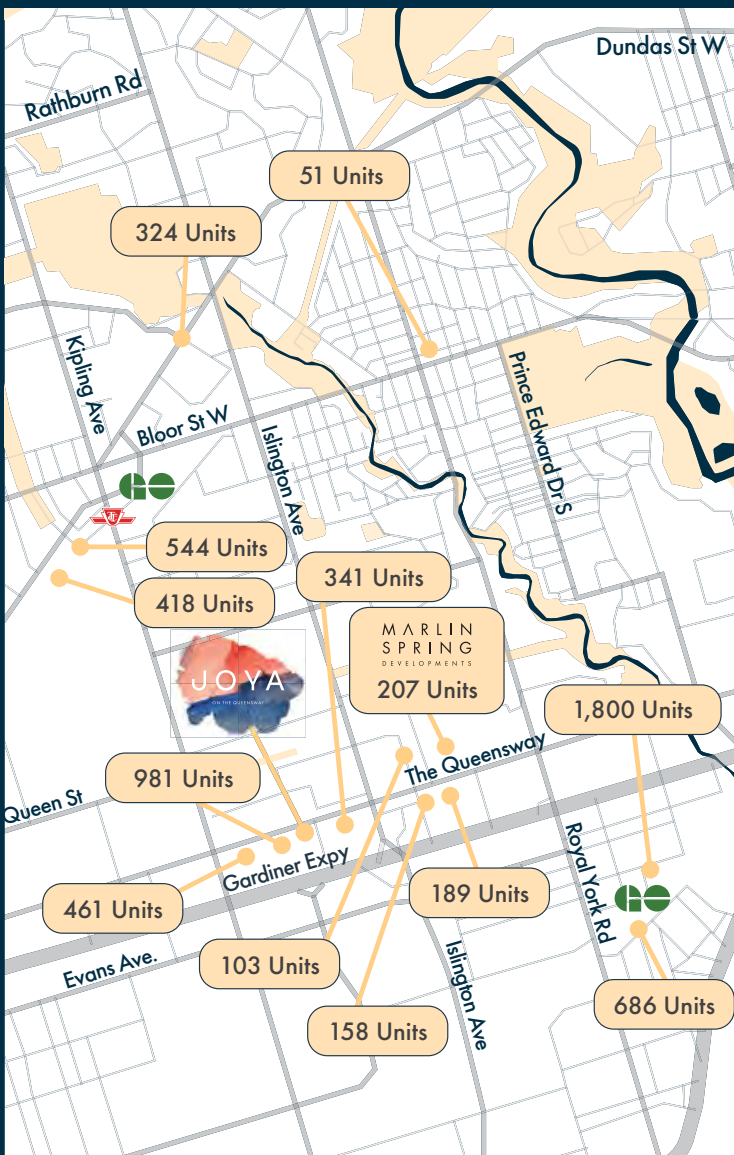
HIGHWAY

- 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

MARLIN
SPRING
DEVELOPMENTS

 Greybrook

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The contents of the investor brochure are not intended to solicit interest from any non-Canadian individual, or entity as defined by the Prohibition on the Purchase of Residential Property by Non-Canadians Act, E.&O.E.



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