



TEAM PRECON-BY-DAVE

   realtor_dave_chowdhury

 **Signature Realty**
IND. OWNED & OPERATED BROKERAGE



**ONE YEAR OF FREE PROPERTY
MANAGEMENT BY TEAM
PRECON-BY-DAVE
OR GIFTS IPADS, IPHONE,
APPLE WATCH**



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Signature Realty
IND. OWNED & OPERATED BROKERAGE

*Not intended to solicit those under contract with another Brokerage. Terms and conditions apply

ONLY 5% DOWN PER YEAR

Directly Across From Bristol LRT Station

Condos Starting in the High \$400's

ABOVE

CONDOMINIUMS AT BRISTOL STATION



Introducing Above Condos by award winning developers RioCan and Marlin Spring. Poised to invigorate this northern neighbourhood in Mississauga, adjacent to the new LRT Bristol Station and minutes from the city's best urban amenities including Highways 403, 401 & 410, Heartland Town Centre, Square One Shopping Centre, MiWay Transit and more.

With over 40,000 square feet of indoor and outdoor amenity space the residence at Above Condos have endless possibilities for lifestyle, entertainment and leisure.

23 & **17**
storey tower 1 storey tower 2

577
number of units

40,000+
sqft. of outdoor and indoor amenities

GET FIRST ACCESS TO ONE OF THE MOST COMPETITIVE DEPOSIT STRUCTURES!

STARTING FROM THE \$400S



Population Growth

+296,000

Mississauga's population growth over the next 15 years

Job Growth

+120,000

Mississauga's job growth over the next 15 years

City's Investment

\$39.9 B

City of Mississauga is investing \$34.5 billion into the surrounding infrastructure

Education Hub

+32,512

Student population at UFT Mississauga and Sheridan College

City of Fortune

76

76 of the fortune 500 companies are headquartered in Mississauga

Future Developments

21

21 Condo developments coming in the next 5+ years

REASONS TO INVEST

INFRASTRUCTURE INVESTMENT

- Mississauga is constantly growing, evolving and incorporating updated infrastructure, housing, parklands, schools, hospitals and more for their ever growing population.

Home to 76 of Canada's Fortune 500 companies!

Just one of the many reasons Mississauga is such a desirable place to live.

Mississauga is investing \$39.9 billion dollars over the next 10 years!

- 1) \$30.2 Billion to build the largest hospital in Canada
- 2) \$2 Billion waterfront revitalization project
- 3) \$1.7 Billion 19-stop LRT Line connecting North Brampton to Port Credit
- 4) \$1 Billion investment for public park space
- 5) \$500 Million updating the surrounding infrastructure (schools, roads, sidewalks and more)

← Tweet



Ontario Ministry of Health 
@ONThealth



Ontario is making the largest hospital infrastructure investment in the province's history!

The multi-billion-dollar investment in [@THP_hospital](#) will build a new Mississauga Hospital & expand Queensway Health Centre to improve access to care for patients. news.ontario.ca/en/release/100...



CONNECTIVITY

Steps away, the new Bristol Station is coming soon to the Hurontario LRT (Hazel McCallion Line), offering easy travel in and around Mississauga. Residents also have the luxury of the City Centre Transit Terminal, MiWay Station and GO Transit Station just minutes from home. Not only is Pearson International Airport within reach, but every corner of the GTA is closer to home.



Transit

LRT Station	1 min
Toronto Pearson International Airport	15 min
Downtown Toronto	35 min



Driving

HWY 403	5 min
Square One Shopping Centre	7 min
HWY 401	14 min

TRANSIT

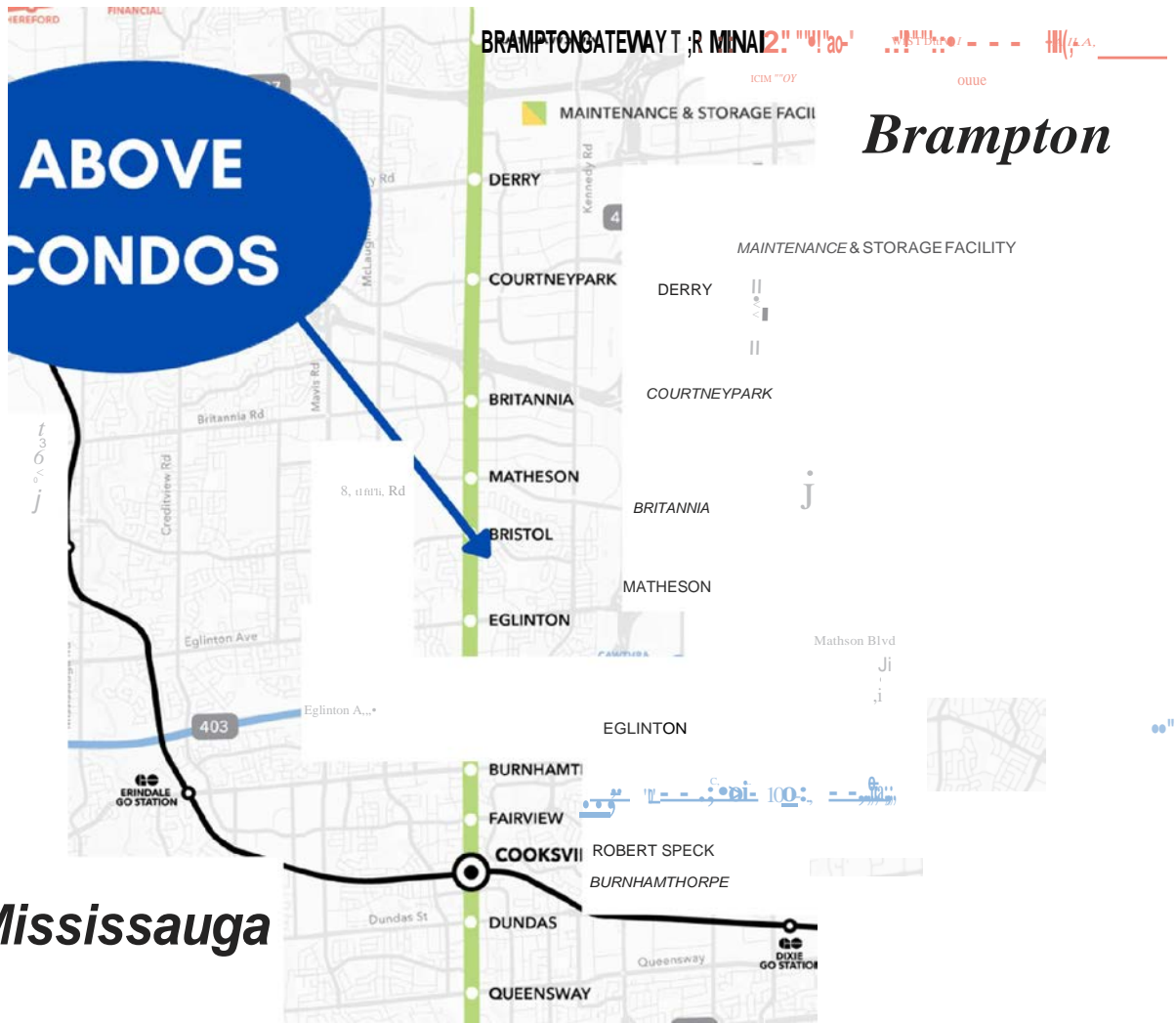
Every type of commuter transportation is right at your doorstep! From the brand new \$1.7 billion LRT line to Highway 403, 407 and connecting to the 401. Anyone living at

Above Condos will experience some of the shortest commute times with only 15 minutes to Pearson Airport, 35 minutes to Downtown Toronto and 10 minutes to head offices all over Mississauga.

Above Condos location is a commuters dream!

Hurontario LRT

ALSTOM LRV PROOCR10N



Mississauga

Brampton

QUEENSWAY

NORTH SERVICE

RTCR GO STATION

Lakes

Hurontario LRT
 Mississauga Transitway



ZUM Transilvo 1.1y
 Modal IT/Stop

EDUCATION

Home to Top Rated Schools!

Property values are higher in areas with top rated schools. Mississauga is home to some of the best schools in the GTA and Globally!

University of Toronto Mississauga Campus and two Sheridan College Campuses.

Their top programs include Biomedical, Computer Sciences and Information Technology. Not only are these top rated schools with best in class programs, all three are connected to Above Condos by the brand new LRT Line!

Above Condos is also located across the street from the highest rated public schools in Mississauga including St. Francis Xavier Secondary School, Bristol Road Public School and Barondale Public School.



within
10 km

5 Public Schools

6 Catholic Schools

2 Private Schools

1 College



PARKS & OUTDOOR SPACE

\$1 Billion Investment!

The City of Mississauga is investing \$1 Billion to expand park space. The city is focusing on adding valuable green space for their residence to enjoy.

What does this mean for the residence and future investors in Mississauga?

- 1) More park space to enjoy!
- 2) Less land to develop on, increasing the value of your property!
- 3) Increasing the cost to buy new condos

With over 21 condos set to launch in Mississauga in the next 5 years now is the perfect opportunity to buy at Above Condos!



LOCATION

Mississauga is on the rise. The transformation is well underway, with unique opportunities destined to make the city a centre of employment, innovation, culture, and commerce. And Above Condos puts you at the centre of it all.



Costco Wholesale	2.9km
Square One Shopping Centre	3.1km
Heartland Town Centre	3.8km



CoCo Fresh Tea and Juice	210m
Pomodoro Italian Kitchen	850m
Fresh Restaurant	1.2km



Cineplex Cinemas Courtney Park	3.7km
GYGO	4.1km
The REC Room	4.4km

WEST END GROWTH

Mississauga is one of the fastest growing cities in Ontario and the 3rd largest city in Canada!

Population is on the rise and expected to grow by 296,000 residence in the next 15 years!

Property values are up 43% year-over-year

Rental rates are up 15% year-over-year

We need 1 Million homes in the next 10 years to keep up with demand and we are already 36,000 homes behind!

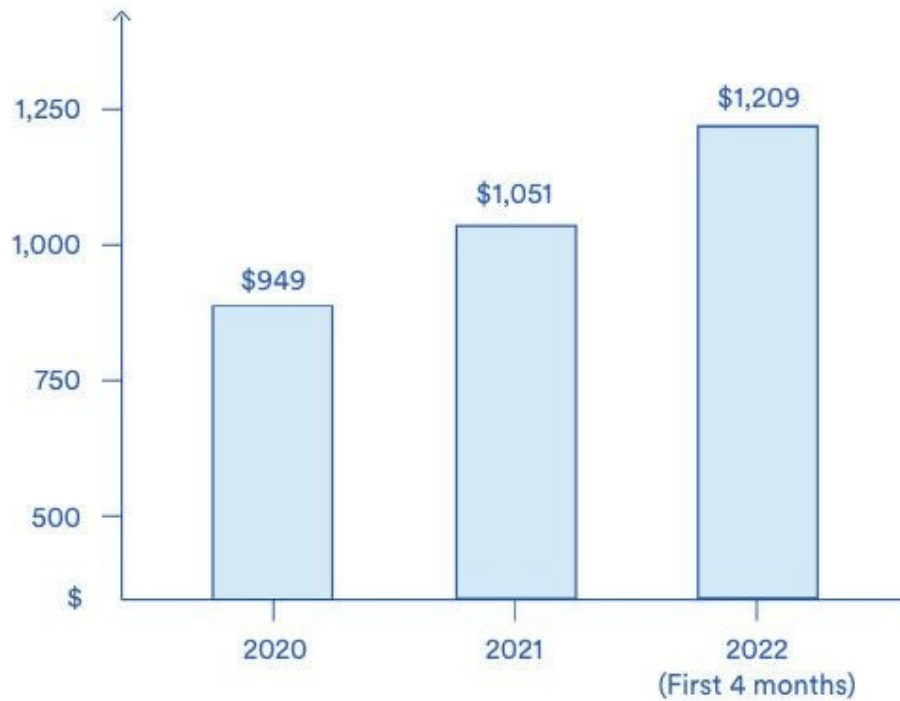
Low Supply + High Demand = Increased Property Values

Price Per Square Foot in Mississauga in 2020 was \$949 in 2022 it's already up to \$1,209!



Pre-Construction Condo PSF Growth¹

January 2020 - April 2022



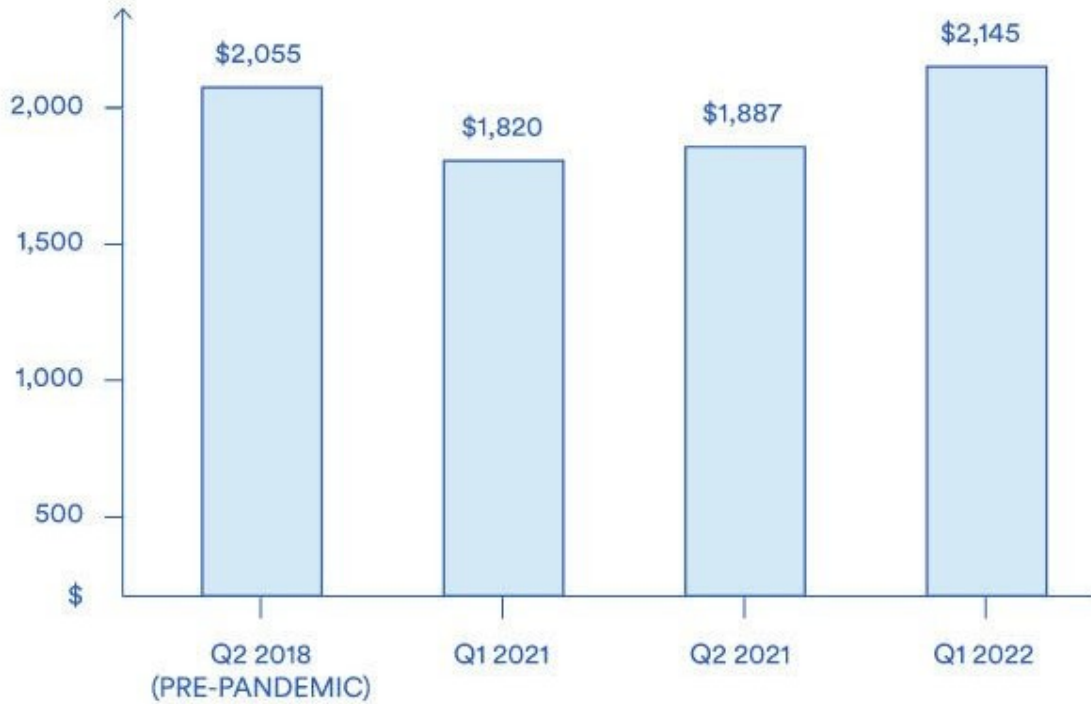
Rental Rates have increased from \$1,820 in March 2021 to \$2,145 in March 2022.

That is a 15% increase in 1 year!



Recent Lease Value

For 1, 2, 3 Bedroom Condos²



Rental Rates in Mississauga have increase over 17% from October 2021 to October 2022. A 2 Bedroom rental is currently renting for \$3,000 a month



Leased on 11/10/22

501 - 483 Faith Dr

[Woods End Condominiums](#) in [Hurontario, Mississauga](#)

2 Bed | 2 Bath |

~~\$2,999~~ **\$3,000**

[Rent vs Buy Calculator](#)

[Compare](#)

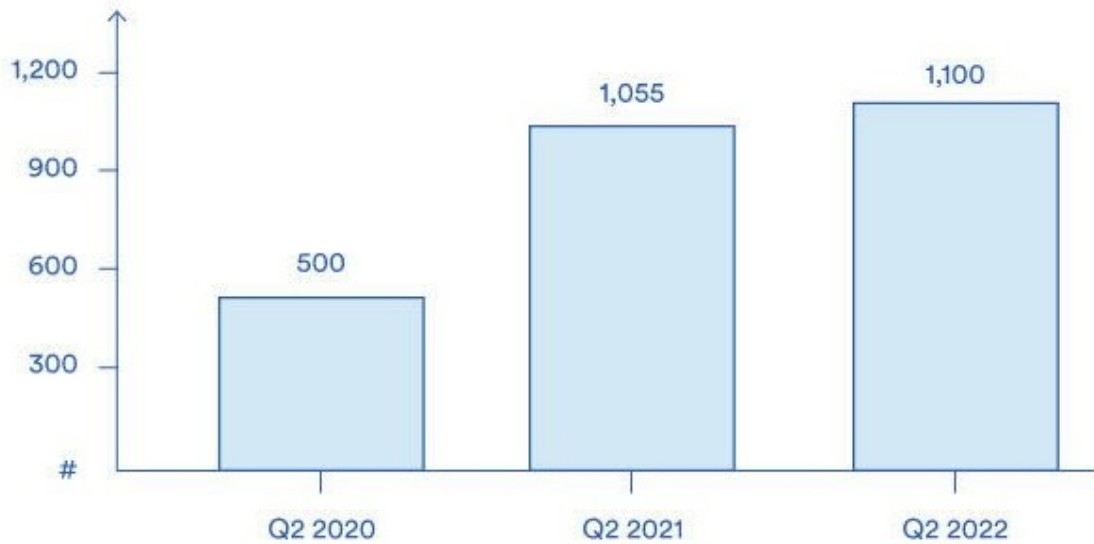
Rental Rates in Mississauga will continue to climb as inventory remains extremely low.

We have 411,000 people coming to Canada by the end of 2022, 20% will settle in Mississauga.

With the recent 2 Year Foreign Buyers Ban many of the new residence will have to choice but to rent in this low supply, high rental market.



Number of Condo Rentals³



Development Details



Address: [30 Bristol Rd E. Mississauga, ON](#)

Intersection: Hurontario & Bristol Rd

Developer: Rio Can Living & Marlin Spring

Architect: Turner Fleischer Architects

Occupancy Date: Summer 2026

Storeys: 24 & 17

Units: 577 Suites

Price Range:

Starting from the \$400's

Suite Types:

Studios - 3 Bed



DEPOSIT STRUCTURE

10,000 on signing
balance of 5% in 30 days
5% on April 2, 2023
5% on April 2, 2024
5% on occupancy



Over 40,000 sq.ft. of indoor and outdoor amenity space

Spacious Lobby Lounge, Boutique Café Lounge, State of the Art Fitness Centre, Co-Working Lounge, Party Room, Theatre Room, Gardening Room, Children's Play Area, Maker Studio and Rooftop Terrace.

+10,000 units launching in the area - Huge potential in your Return on Investment

Award winning developers - Marlin Spring ranked #1 Business of the Year

Occupancy Date: Summer 2026

Exclusive Platinum Incentives

Guaranteed First Access

Preferred Floor Plans

Best First Round Pricing

Capped Development Charges

Free Assignment

Right to Lease During Occupancy

Extended Deposit Structure

ABOUT THE DEVELOPER

MARLIN
SPRING

Marlin Spring is an award winning developer with over 30 years of experience Developing and Constructing low, mid and high-rise communities across Ontario, as well as the acquisition and enhancement of both Multi-Family Rental Properties and Retirement Communities throughout North America

RIO  CAN
LIVING

An industry leader in initiating major market mixed- and mixed-use development strategies. They focus on serving high density areas and adapting to the changing landscape. RioCan converts existing, transit-friendly properties into vibrant communities that include office and residential spaces. RioCan has 202 properties, 42.4 M sq.ft. development pipeline and \$13.2B in total enterprise value.

[REGISTER FOR EARLY ACCESS TO PRICE LIST AND FLOOR PLANS](#)

CLICK FOR SUBMITTING WORKSHEET



For submitting the worksheets you can also text/email the below details to : 437-288-6477/ preconbydave@gmail.com

1. Full Name of Purchaser(s)
2. Contact Phone #(s)
3. Contact Email(s)
4. Occupation and Name of company
5. Copy of Driver's Licence(s) - (you can send via text or email)
6. Unit(s) of interest in order of preference



ROYAL LEPAGE
PRESIDENT'S GOLD
AWARD 2021

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Not intended to solicit those already under contract with another brokerage.

