

BRANTHAVEN

+

IN2ITION

REALTY BROKERAGE

PRESENT

HIGH LINE
CONDOS

INVESTORS GUIDE

BRANTHAVEN

TRUSTED LOCAL DEVELOPER AND LEGACY BUILDER

IN THE GTA WEST FOR 50+ YEARS.



HIGH LINE CONDOS. ATTAINABLE LUXURY ON MISSISSAUGA'S NINTH LINE.





MINUTES FROM AN ABUNDANCE OF AMENITIES

LOCAL SHOPPING

- ERIN MILL RIDGEWAY PLAZA
- ERIN MILLS TOWN CENTRE
- COSTCO / LOBLAWS / SOBEYS

SPORTS NEXT DOOR

- CHURCHILL MEADOWS COMMUNITY CENTRE + POOL
- SPORTS FIELDS SOCCER FIELDS
- OSPREY MARSH CONSERVATION
- GOLF, TRAILS, ARENAS
- 7 PARKS
- ERIN CENTER TRAIL

HEALTH CARE

- CREDIT VALLEY HOSPITAL
- MEDICAL CENTRE
- DENTAL CLINIC

↑
TO PEARSON INTERNATIONAL AIRPORT
21 MINS

↑
TO BRAMPTON

HURONTARIO ST

LRT LINE

SQUARE ONE

ERINDALE GO

QUEEN ST S

MISSISSAUGA RD

WINSTON CH

RIDGEWAY DR

NINTH LINE

LISGAR GO

407

403

↑
HWY 401

NINTH LINE

SE LINE

THE COLLEGEWAY

BRISTOL ST

Streetsville

Churchill Meadows

Erin Mills

BRITANNIA RD W

THOMAS ST

ERIN CENTRE BLVD

EGLINTON AVE W

CREDIT VALLEY RD

BURNHAMTHORPE RD W

CHURCHILL MEADOWS FOREST

HIGH LINE CONDOS

MEDICAL CENTRE + DENTAL CLINIC

ERIN MILLS TOWN CENTRE

CREDIT VALLEY HOSPITAL



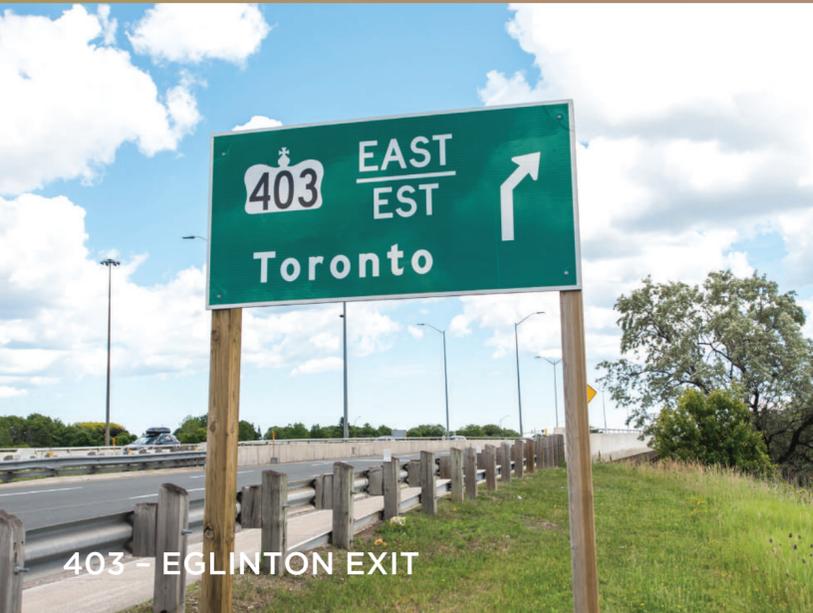
STREETSVILLE GO



FUTURE LRT HUB



MI WAY TRANSIT



403 - EGLINTON EXIT



PEARSON AIRPORT



407 - BRITANNIA EXIT



GO TRANSIT

MISSISSAUGA TRANSIT CONNECTIONS

SHAPING NINTH LINE

HIGH LINE WILL BE THE FIRST
RELEASE OF THE NINTH LINE
CORRIDOR REDEVELOPMENT

**WITH +4,000
FUTURE UNITS
EXPECTED IN
THE NEXT 10 YEARS.**

- RESIDENTIAL
- GREENLANDS
- PUBLIC OPEN SPACE
- PROPOSED TRANSIT STATION
- EMPLOYMENT
- PARKWAY BELT WEST

HIGH LINE
CONDOS

**SOURCES: CENSUS CANADA 2021, + CITY OF MISSISSAUGA DATA HUB

HIGHLY DESIRABLE CHURCHILL MEADOWS

↑ 21%

CHURCHILL MEADOWS TO GROW BY 21% BY 2031*

HIGHLINE
CONDOS

**SOURCES: CENSUS CANADA 2021, + CITY OF MISSISSAUGA DATA HUB

MISSISSAUGA RENTAL MARKET ON PAR WITH TORONTO

HIGH RENTAL POTENTIAL

OVERALL AVERAGE MARKET RENT



1 BEDROOM RENTAL

RATE COMPARISON

NORTH MISSISSAUGA \$2,495 PER MONTH

v.s.

TORONTO \$2,501 PER MONTH

URBAN RENTAL RATES / SUBURBAN SETTING.
NO COMPROMISE TO YOUR INVESTMENT.

INVESTOR-FOCUSED SUITE MIX

75% 1 BEDROOM AND 1 BEDROOM +DEN
OVER 80% OF SUITES ARE PRICED
UNDER \$750,000.

TYPE	STARTING FROM	% OF MIX
1 BED	480 SQ.FT.	15%
1 BED+DEN	555 SQ.FT.	59%
2 BED	655 SQ.FT.	21%
2 BED+DEN	840 SQ.FT.	5%

10% DEPOSIT + BEST PRICE

IN MISSISSAUGA
= HIGH RETURNS

HIGH LINE
CONDOS

AN INTIMATE BOUTIQUE MID-RISE BUILDING

- LESS SHARING OF AMENITIES = LESS WEAR AND TEAR
- MAINTAINING VALUE LONGER
- LESS/NO ELEVATOR WAIT TIMES
- QUIETER LIVING ENVIRONMENT
- EASIER + MORE PRIVATE ACCESS TO BUILDING AMENITIES



CHURCHILL FOREST ELEVATION

An architectural rendering of a modern, multi-story apartment building. The building features a mix of light-colored panels and dark accents, with large windows and balconies. The balconies have glass railings and some have potted plants. The building is surrounded by lush greenery, including trees and a garden area with purple flowers. In the foreground, several people are sitting on a bench, looking towards the building. The overall scene is bright and sunny, suggesting a high-quality, modern living environment.

HIGH QUALITY STEEL + CONCRETE CONSTRUCTION

STREAMLINED CONTEMPORARY



DESIGN-FORWARD KITCHENS





LARGE WINDOWS
+ LIGHT FILLED
BEDROOMS



PANORAMIC
ROOFTOP TERRACE

SOPHISTICATED SOCIAL LOUNGE/PARTY ROOM



SOARING CO-WORKING SPACE

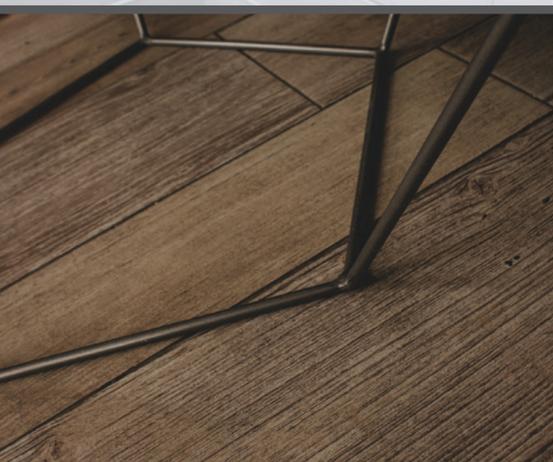
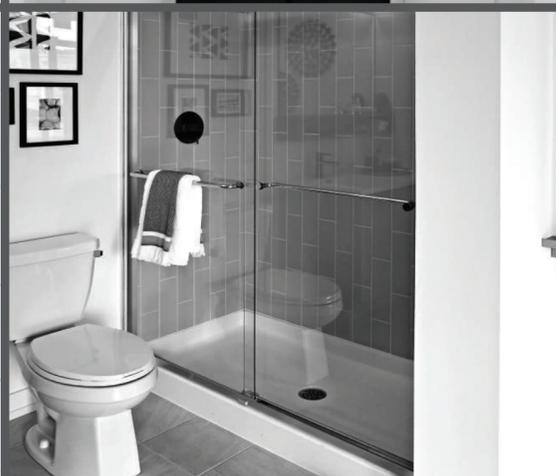




GROUND LEVEL FITNESS CENTRE



BRIGHT AND BOLD
MAIN LOBBY RECEPTION



BRANTHAVEN'S
FRESH
THINKING™
FEATURES
AND FINISHES

HIGH PERFORMANCE GEOTHERMAL BUILDING



CUT EMISSIONS BY UP TO 100%.



REDUCE UTILITY COSTS FOR RESIDENTS.



FUTURE PROOF - GEOTHERMAL SYSTEMS ARE
LOW MAINTENANCE AND LONG LASTING.



TOP REASONS TO INVEST AT HIGHLINE CONDOS

BEST PRICE IN MISSISSAUGA

ZERO COMPROMISE INVESTMENT.

LOW DEPOSIT

HIGH R.O.I.

HIGH RENTAL POTENTIAL

98% OF TORONTO RENTAL RATES - 33% OF TORONTO PRE-CON PRICING.

HIGH GROWTH LOCATION

GET AHEAD OF +4,000 NEW DEVELOPMENT UNITS.

HIGH DESIGN

INTERIORS BY WORLD-RENOWNED IIBYIV DESIGN INC.

CONNECTED LOCATION

MINUTES TO HIGHWAYS, TRANSIT, WALKING & CYCLING TRAILS.

BRANTHAVEN BUILT

DELIVERING TRUSTED QUALITY, VALUE AND INTEGRITY FOR 50+ YEARS.