INVESTOR HANDBOOK





CONDOS AT THE GATEWAY



Perfectly positioned, steps from the Gateway Terminal and future Hurontario LRT, a short walk from Sheridan College, DUO is all about seamless living. From students to young families, to downsizers wanting a life of ease, its favourable location and thoughtful design scores high on livability. With Brampton's best right at its doorstep, a better life awaits at DUO.

DUO was conceived and created with inputs received from investors and community stakeholders. Right from its location, its focus on transit to its many inspired amenities, DUO represents the culmination of a vision – the introduction of a connected and convenient way of living in Brampton.

DUO DETAILS

DEVELOPMENT TEAM

Developer:
National Developments
Brixen Developments

Architect:
IBI Group

Interior Design:
Esqape Design

Sales & Marketing:
Baker Real Estate

Landscape Architect:
Land Art Design

PHASE 1 BUILDING FACTS

Address:
245 Steeles Ave W

Stats:
26-Storeys

No. of Suites:
349

Suite Types:
Studio,
1 Bed, 1 Bed+Den
2 Bed, 2 Bed+Den

Indoor Amenities:
Lobby, Gym, Co-working Space, Kids' Playroom, Party Room, Private Dining Room with Catering Kitchen

Outdoor Amenities:
Rooftop with BBQs, Flex Lawn, Dining and Lounge Areas

BRAMPTON QUICK FACTS

OVERVIEW

9th Largest City in Canada
4th Largest in Ontario
3rd Largest in the GTA

Among
Top 15
Canadian Cities to Live in *(Maclean's Canada's Best Communities 2021)*

2nd
Highest Population Growth Rate Among Canada's 25 Largest Cities (2011-2016)

POPULATION

669,000
Population (2021)

4th
Largest Visible Minority Population in Canada

52%
of Population are Immigrants

50%
of New Immigrants are Under the Age of 24

Sources: City of Brampton, InvestBrampton, Stats Canada

10 REASONS TO CHOOSE DUO

1 TRANSIT FRIENDLY

DUO's unmatched transit-friendly location is its best selling feature. Located on Steeles Ave. W, just west of Hurontario, it's a short walk from Brampton's Gateway Terminal and future Hurontario LRT. With GO stations and highways, a quick drive away, all corners of the GTA are easily accessible from here.

PROXIMITY TO TRANSIT

511 Züm Bus Stop	1-min
Brampton Gateway Terminal Future Hurontario LRT	10-min
Brampton GO Station	10-min

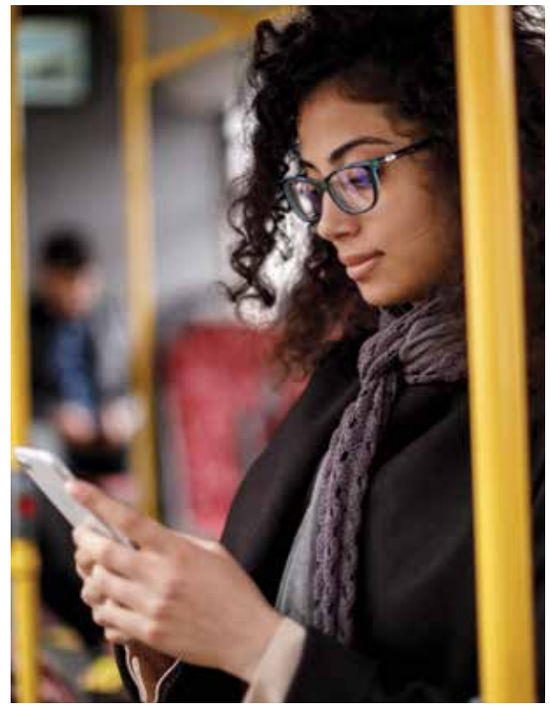
REGIONAL TRANSIT

- Brampton is connected to the GTA and beyond via Brampton Transit, GO Transit + Via Rail
- 3 GO stations – Brampton GO, Bramalea GO + Mt Pleasant GO
- Kitchener GO Line transports 22,000/day at peak times l 4,000 off-peak (pre COVID).

FUTURE HURONTARIO LRT: SCHEDULED COMPLETION - FALL 2024

- 19 Stops between Gateway Terminal and Port Credit GO
- 18 km long track with direct connections to Mississauga City Centre and Port Credit
- Connects to major transit systems including Brampton Transit, Züm Transitway, Mississauga Transit, GO Milton and Lakeshore West lines

Source: Metrolinx





BRAMPTON GATEWAY TERMINAL



GO STATION



ZÜM

2 EDUCATION FRIENDLY

The second most compelling feature is DUO's favourable distance from established and future centres of learning. With 21 post-secondary institutions located within an hour's drive of Brampton, there is a sizeable student population in the city.

PROXIMITY TO POST-SECONDARY INSTITUTES

Sheridan College	5-min
Algoma University	9-min | 22-min
Chang School of Continuing Education	8-min | 19-min
Rogers Cybersecure Catalyst	10-min | 20-min

SHERIDAN COLLEGE - DAVIS CAMPUS

- Sheridan's largest campus
- 64 courses offered including Applied Health, Community Services, Engineering + Technology Programs
- 11,193 students
- Davis Campus housing accommodates 350 students

RYERSON UNIVERSITY

A key player in advancing innovation, entrepreneurship and health care in Brampton.

Ryerson Venture Zone (RVZ) – an incubator dedicated to attracting, building and growing early stage, high potential technology start-ups.

Rogers Cybersecure Catalyst – a national centre for innovation and collaboration in cybersecurity offering ground-breaking training and certification programs.

Ryerson Medicine – a new med school that will empower the future of provincial health care.

Received planning grant from the Government of Ontario + $1M in funding from City of Brampton.

Chang School of Continuing Education – offers innovative online courses in high-demand subject areas.



SHERIDAN COLLEGE

Source: Sheridan College

3 LIFE FRIENDLY

DUO's great location ensures conveniences like shopping, dining, parks and trails, highways are all within easy reach.



REAL CANADIAN SUPERSTORE



SHOPPERS WORLD



GARDEN SQUARE


BRAMPTON GOLF CLUB


VESUVIO'S



PLAYDIUM

Shopping

Real Canadian Superstore	5-min
Oceans Fresh Food	6-min
Staples	6-min
Shoppers World	7-min
Canadian Tire	11-min

Parks + Recreation

Roehampton Park	6-min
Kaneff Park	6-min
Brampton Golf Club	5-min
Gage Park	7-min
Garden Square	9-min
CAA Centre	8-min
Playdium	9-min

Access to Highway

HWY 410	7-min
HWY 407	10-min

Proximity to Transit

511 Züm Bus Stop	1-min
Brampton Transit Stop	6-min
Brampton Gateway Terminal Future Hurontario LRT	10-min
Brampton GO Station	10-min

4 ECONOMY


DOWNTOWN BRAMPTON

AAA

S&P Triple "A" Rating for 14 Consecutive Years

Average Household Income:

$98,855

KEY ECONOMIC SECTORS:

Innovation and Technology
6,500 companies

Health and Life Sciences
2,300 companies

Food & Beverage
300 companies

Advanced Manufacturing
1,500 companies

Home to Rogers Cybersecure Catalyst
A National Centre for Innovation & Collaboration in Cybersecurity

Source: InvestBrampton

5 COMMUNITY

We are continuing to build a thriving city for our residents that is connected, sustainable, inclusive and positioned for further economic growth and job creation.

Patrick Brown,
Mayor of Brampton


MOODY PARK



GAGE PARK


PEEL ART GALLERY


KIWANIS MEMORIAL PARK

4,110 Hectares of Parkland

328 Sports Fields

25+ Community Centres

6 Community Gardens

835 Parks, Open Space & Valley Land

279 Kilometres of Recreational Trail

13 Splash Pads

4 Leash-Free Parks

Source: City of Brampton

ESSENTIAL SHOPPING
1 Real Canadian Superstore
2 Food Basics
3 Oceans Fresh Food Market
4 Costco Wholesale
5 Canadian Tire
6 Walmart
7 Lowes
8 Shoppers World
9 LCBO
10 Beer Store

RESTAURANTS
11 Honest Restaurant
12 Chuck's Roadhouse Bar & Grill
13 Mandarin
14 Rajdhani Indian Sweets
15 Boston Pizza
16 Burrito Boyz
17 Anjappar Chettinad
18 iSpoonful
19 J. Red & Co. Food + Drink
20 The Burger Bros.
21 Vesuvio's Ristorante
22 Fanzorelli's Restaurant
23 The Works
24 Segovia Coffee Co.
25 Bukhara Grill
26 Freshii

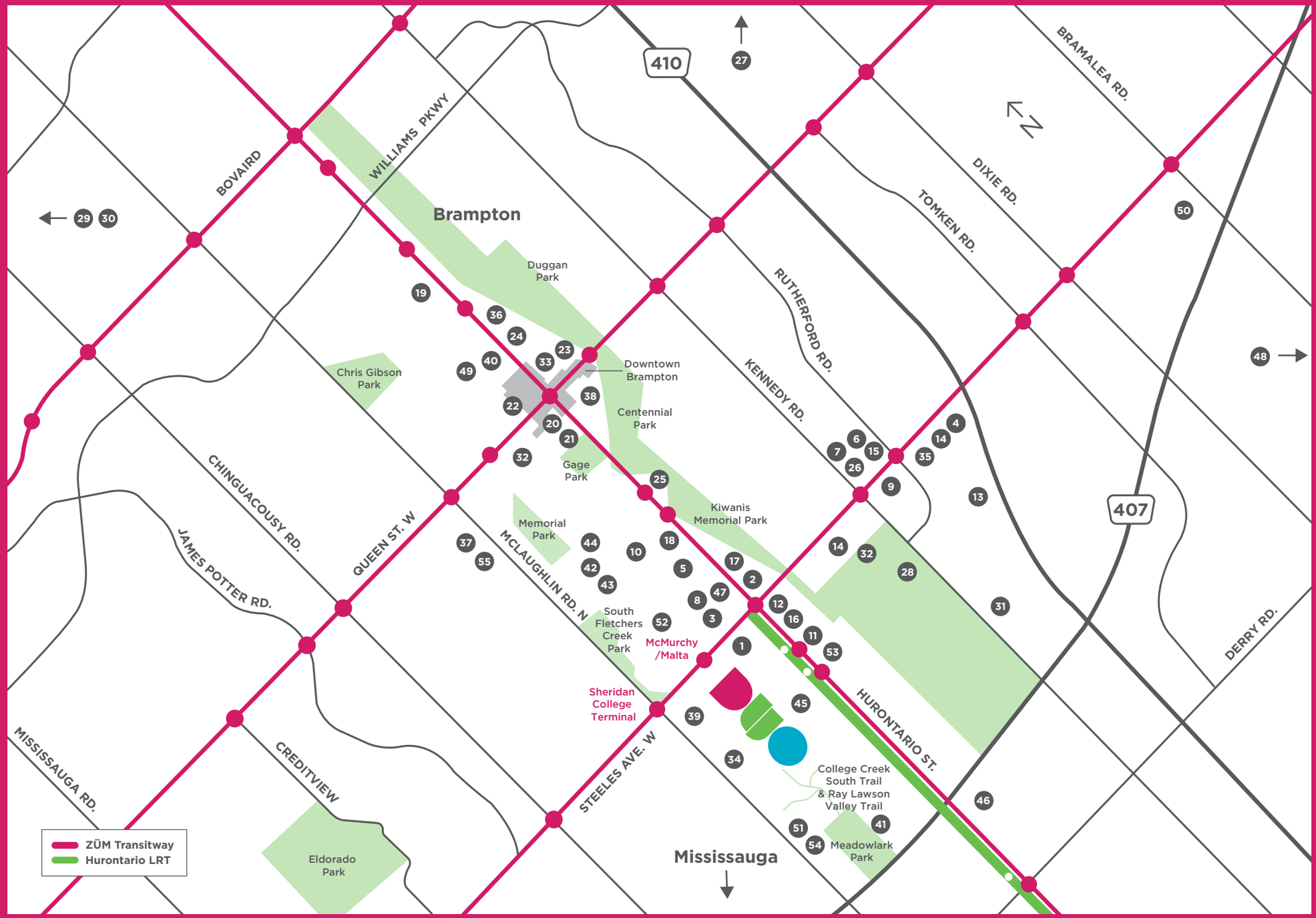
HEALTH & WELLNESS
27 Brampton Civic Hospital

RECREATION
28 Brampton Golf Club
29 Chinguacousy Soccer Field
30 Moody Family Park
31 CAA Centre
32 Peel Village Golf Course
33 Garden Square
34 South Fletcher's Sportsplex
35 Playdium
36 The Rose Brampton
37 Flower City Community Campus
38 PAMA/Peel Art Gallery

WORK & LEARN
39 Sheridan College - Davis Campus
40 Ryerson Venture Zone
41 Cherrytree P.S.
42 Brampton Centennial Secondary
43 Bishop Francis Allen School
44 Centennial Sr. P.S.
45 Fletchers Creek Sr. P.S.

TRAVEL/TRANSIT
46 Hurontario/Hwy 407 Park & Ride
47 Terminal Gateway
48 Toronto Pearson International Airport
49 Brampton GO
50 Bramalea GO

PLACES OF WORSHIP
51 Gurudwara Nanaksar
52 Crosspoint Christian Reformed Church
53 Calvary Baptist Church
54 Gurdwara Baba Banda Singh Bahadur
55 Jamme Imam E Azam R.A Musallah



6 REAL ESTATE

The housing market in Brampton is hot. The average cost to own real estate of any kind in the city has nearly doubled since March 2016. Condos have climbed 89.7% from $259,462 in March 2016 to $492,209 in 2021. Brampton offers a much more attractive and affordable pricing per square footage compared to Toronto and Mississauga developments and has a lesser density of people per hectare.

7 DIVERSITY

With 234 different cultures and 115 different languages spoken, Brampton is one of the most diverse cities in the country. Over 70% of residents are visible minorities. Immigrants represent 52.3% of the total population. The city also has the youngest population in the GTA, with the average age at 36.5 years.

8 AMENITIES

DUO is life friendly. Its host of amenities are designed to cater to the needs of modern living. From dedicated co-working spaces to entertainment zones like a rooftop terrace with BBQs, a party lounge, to everyday conveniences like a well equipped gym, 24-hour concierge service, this condominium community ensures residents live their best life. And once Brampton's many recreational facilities, parks and trails are added to the mix, life here is pretty much ideal.

9 VALUE

Brampton is a great option for homebuyers and renters. The average Toronto condo costs over $720,00, Mississauga is $695,000, whereas Brampton sits at $516,634. Condo prices in Brampton have increased by **12% year-over-year** to $514,000. As with the housing market in the GTA, the demand for condos is strong in Brampton, where the vacancy rate currently sits at 0.8%.

When it comes to rents, Brampton is renter friendly. A one bedroom in Brampton rents for $1,625 compared to Mississauga, where it's $1,850 and Toronto, $1,989. Affordable rents make Brampton highly desirable with new immigrants.

Source: Toronto Star

10 DEVELOPER

NATIONAL DEVELOPMENTS

You are the Blueprint™

When a builder designs communities from the inside out rather than the outside in, they look a lot less like bricks and mortar and a lot more like the people who live in them. At National, we start with you and your needs. Then we design suites to suit the way you do the things you do. We believe that a suite should give you what you truly want. That it should make your life easier. More beautiful. It should be designed to suit the way you live. That is why the needs of the customer are the driving force behind every community we build. Because, here at National, it isn't about all the great features we put in. It isn't just about our quality or our service. It's really all about you.

Rooted in Experience

National has deep roots as part of a broadly based group of companies that traces its origin back to 1974, almost 50 years ago. Founded in 1992, National has grown into one of the GTA's most successful and respected home builders. National has developed over 20,000 acres of land, with a portfolio of over 15,000 homes for families to fall in love with.

BRIXEN DEVELOPMENTS

Building your Future

Brixen Developments Inc. is a full-service development and construction company specializing in mid-to high-rise residential and mixed-use developments throughout the GTA. Founded on the belief that people come first, Brixen is committed to delivering thoughtful, quality design for the way you live. With a design-forward focus, Brixen looks to push the architectural envelope in both form and function, while adding value and character to growing neighbourhoods.

Committed to Delivering Quality Communities

Our fundamental belief that people come first means that we sweat the details when designing our buildings. With a focus on the end-user's experience in the space, and the integration of the building into its surrounding area and community, no detail is overlooked by the Brixen team. Our communities are walkable and transit-oriented, and our living spaces prioritize functionality and comfort. We take pride in the design and beauty of our buildings, and in our contributions to the neighbourhoods and streetscapes that we are honoured to help transform.

COLLABORATORS

IBI

esqape design

Baker Real Estate Incorporated

LANDARTDESIGN landscape architects inc.

245 Steeles Avenue West
Brampton

NATIONAL DEVELOPMENTS
You are the blueprint™

BRIXEN DEVELOPMENTS INC.

Informati

Jainam Gor

Gauge the Market. Make your Move.

Pre-construction. New-Build. Investment Real Estate.

Want the latest pricing, incentives or floor plans on this project? Contact me — I'll run the numbers with you.

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