

& NOW

HERE



Mile &
Creek
PHASE 3

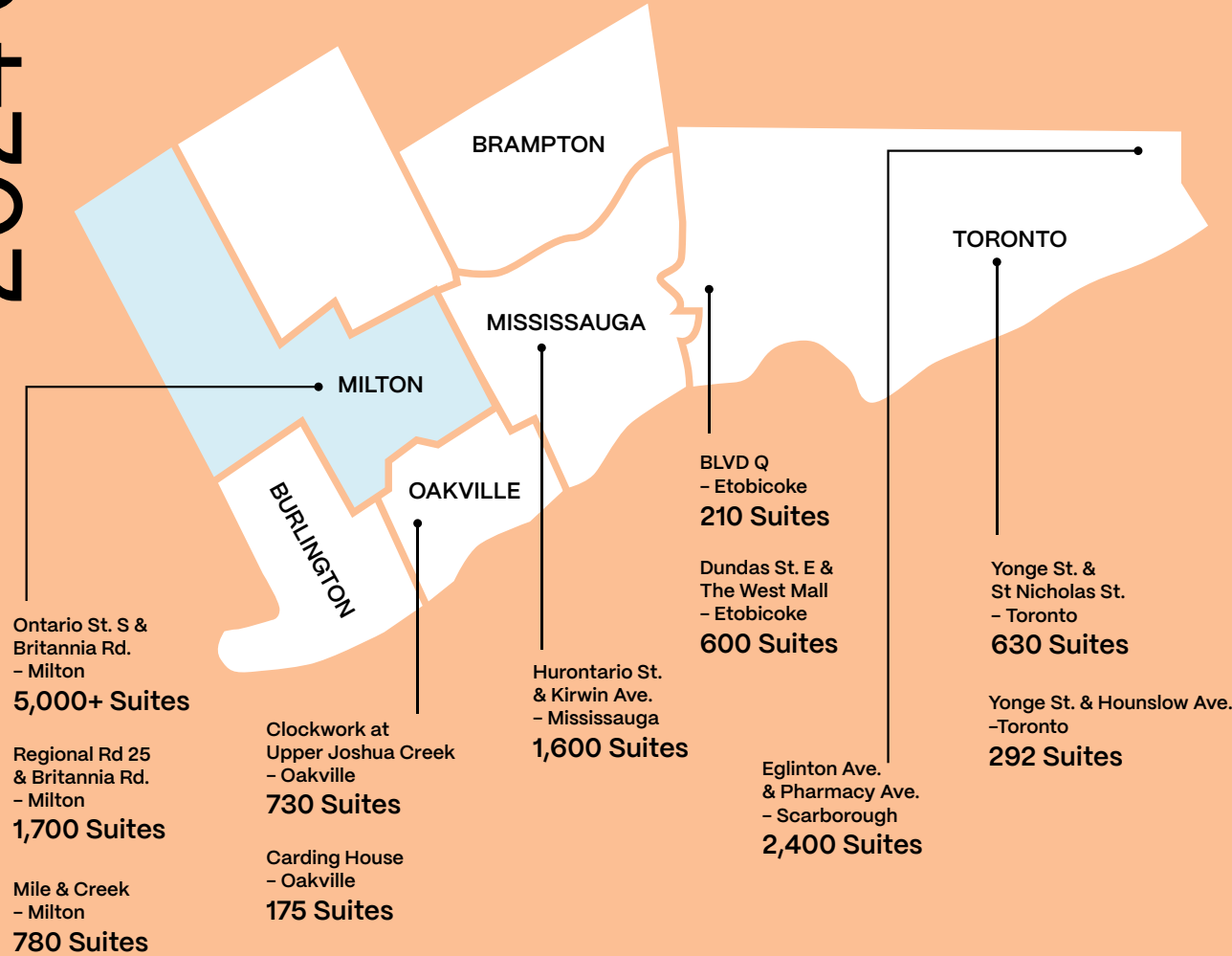
2024
REPORT

Explore what makes
Milton a great place
to grow & invest in.

NOW

HERE &

BEYOND & 2024



Mattamy Homes is the largest privately owned homebuilder in North America and Canada's largest new home construction and development firm with over 45 years of industry leading experience.

Within 5 years, Mattamy's multi-family units will match the number of single-family units in our portfolio.



URBAN ON
THE RISE

2000

CONDO
CLOSINGS BY
2030

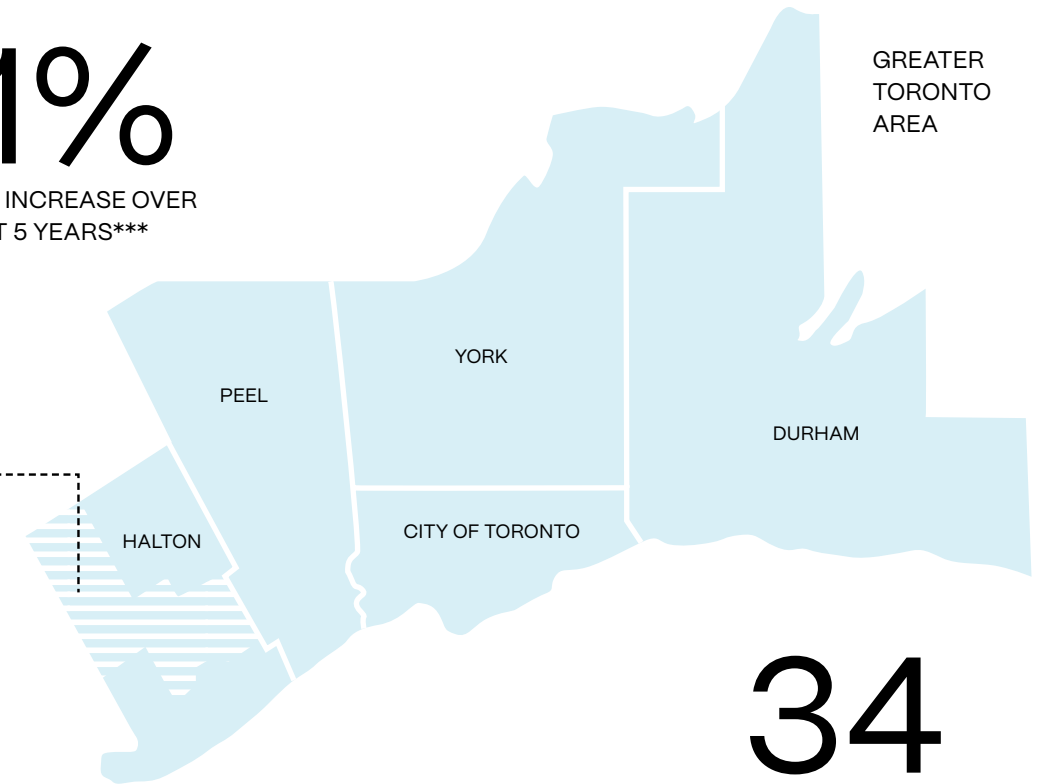


Milton is one of Halton's most ethnically diverse populations & one of the youngest and most vibrant communities in the GTA.*

21%

POPULATION INCREASE OVER THE PAST 5 YEARS***

MILTON
ONE OF THE FASTEST GROWING MUNICIPALITIES IN CANADA**



34

AVERAGE AGE IN MILTON****

SOURCES: *Sadewo, B. (2021, January 30). Fusion of cultures: Celebrating diversity amid the changing face of Milton. The Canadian Champion Milton. Retrieved January 11, 2022, from thestar.com **Auston, B. R. (2020, June 29). Fastest growing cities in Canada with the most construction projects underway. Jobsite. Retrieved January 11, 2022, from.procore.com ***The Star ****statcan.gc.ca/census-recensement/2021

LIFE IS COMING TOGETHER IN MILTON.

400

ACRES

LAND DEDICATED TO NEW WILFRID LAURIER MILTON CAMPUS*

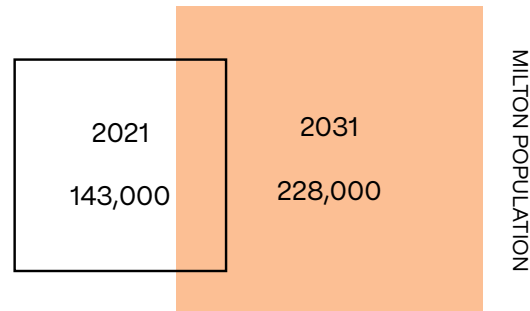
9.4

SQUARE MILES

OF COMMERCIAL/INDUSTRIAL DEVELOPMENT PLANNED**

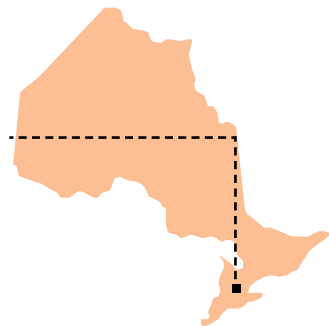
60%

INCREASE IN POPULATION IN THE NEXT 10 YEARS***



TOP 5

HOUSEHOLD INCOMES IN ONTARIO*****



#1

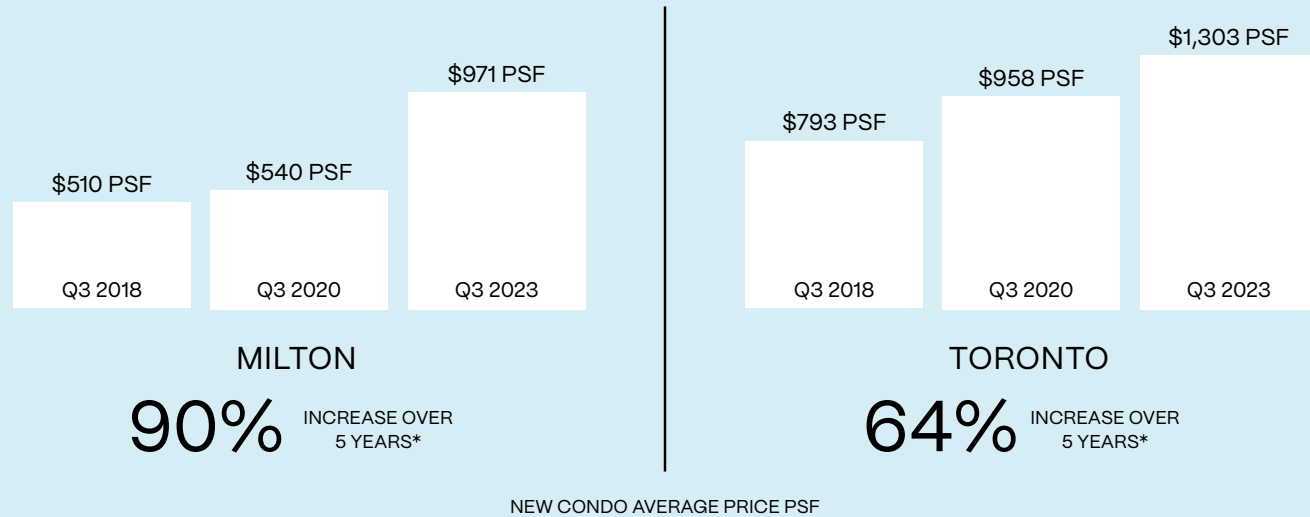
RANKING IN EMPLOYMENT GROWTH IN ALL OF HALTON REGION*****

SOURCES: *<https://www.wlu.ca/future-students/undergraduate/experience-laurier/campuses/milton.html> ** <https://www.milton.ca/en/business-and-development/2021-economic-development-annual-report.aspx> ***City of Milton. (n.d.). Milton Fast Facts. Milton, Ontario explained. Retrieved from https://web.archive.org/web/20160427200813/http://www.miltonthiswayup.ca/pdfs/Milton_Fast_Facts.pdf Tracking development. Economic Development –Town of Milton. (n.d.). Retrieved from [milton.ca](http://www.miltonthiswayup.ca/pdfs/Milton_Fast_Facts.pdf) **** MoneySense. (2018). Canada's Best Places to Live 2018: Full ranking. Retrieved from [moneysense.ca](https://www.moneysense.ca) *****Milton.ca

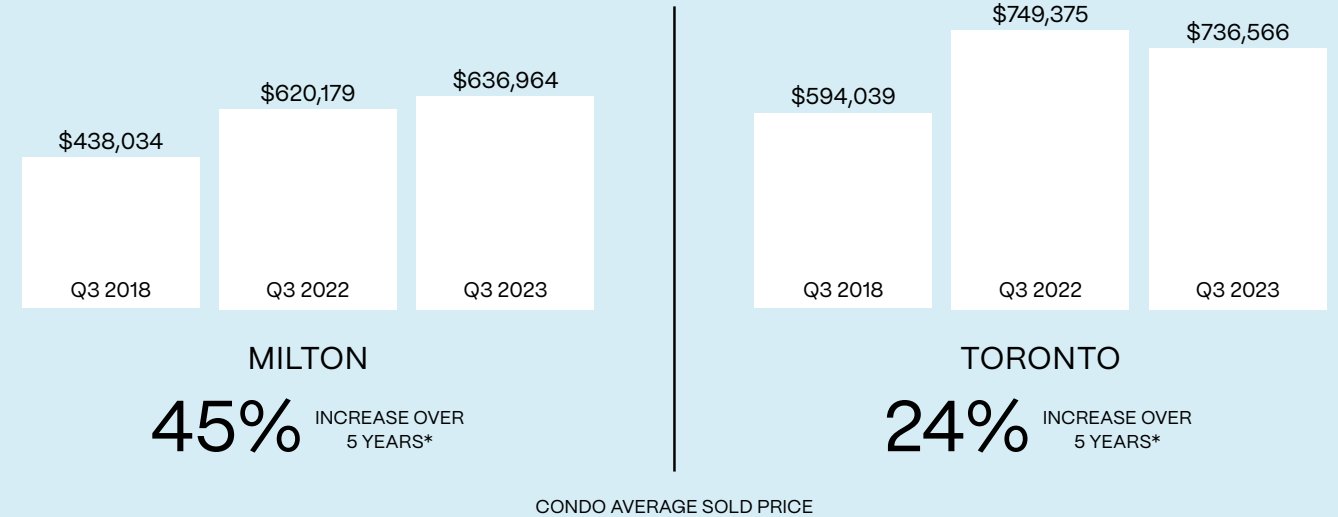
#1

RANKING ON CANADA'S BEST PLACES TO LIVE. ****

MILTON NEW CONDOS: LOWER PRICE PSF & HIGHER GROWTH



MILTON CONDO RESALE: LOWER PRICE & HIGHER GROWTH



NEARLY

6,000

HIGH-DENSITY RESIDENTIAL SUITES CURRENTLY PLANNED OR UNDER CONSTRUCTION IN MILTON.**

After the highly successful launch of Phase 1 and Phase 2, Mile & Creek is one of the earliest condominium developments to come to this community, helping to establish and appreciate real estate value in Milton.

SOURCES: *Urbanation **Urban Development - Town of Milton, Urbanation Q3, 2023

LIVE IN THE COBBAN NEIGHBOURHOOD

\$1,403,000

AVERAGE HOME PRICE IN COBBAN COMMUNITY**

Mile & Creek is situated in the heart of the Cobban neighbourhood, which carries the highest resale value in Milton!

At Mile & Creek, residents can enjoy a heightened sense of trust in their investment, complemented by picturesque views that enhance the overall living experience.

SOURCES: * Treb Condo Market Report 2023-Q3/2022-Q3/2018-Q3
**Community Housing Report Halton-Milton Q3-2203

LOW VACANCY = HIGH POTENTIAL

0.2%*

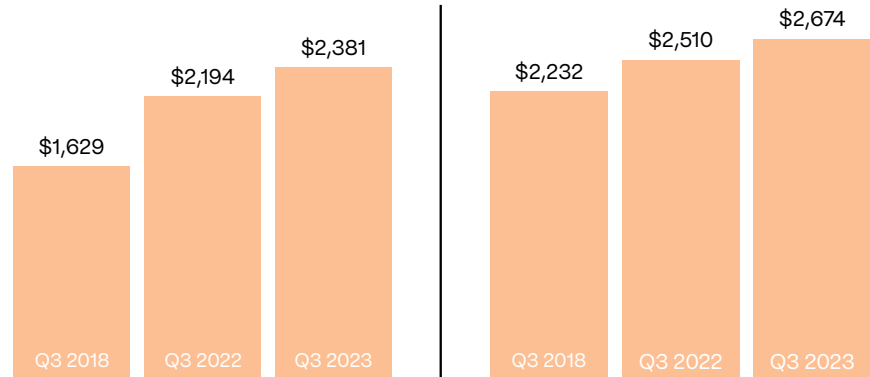
VACANCY RATE
IN Q3 2023*

HALTON REGION

1.2%*

TORONTO

MILTON: STRONGER RENTAL PRICE GROWTH



MILTON

TORONTO

AVERAGE 1 BEDROOM RENT

5 YEAR INCREASE IN RENT PRICE*

46%

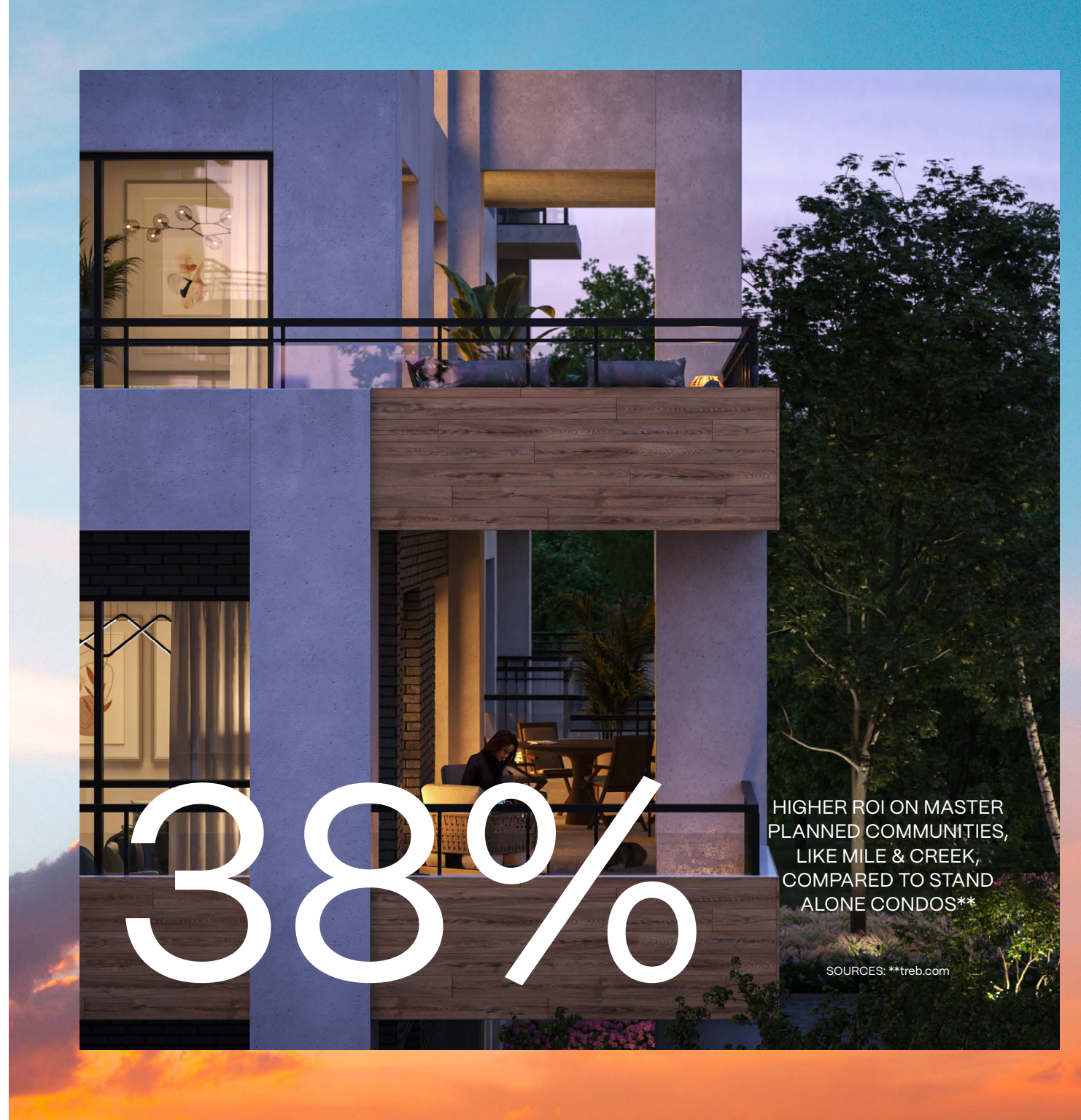
INCREASE FOR MILTON

VS.

20%

INCREASE FOR TORONTO

SOURCE: *TREB Condo Market Report 2023 Q3 ** TREB Q3 Rental Market Report



38%

HIGHER ROI ON MASTER PLANNED COMMUNITIES, LIKE MILE & CREEK, COMPARED TO STAND ALONE CONDOS**

SOURCES: **treb.com



GROWTH & EDUCATION

Located just 10 minutes from Mile & Creek, Milton Education Village (MEV), coming in 2031, will integrate people, business, education, healthcare, and recreation through a comprehensive transportation system supporting public transit, vehicles, walking, and cycling.*

Fostering on-the-job learning for young individuals and enabling forward-thinking businesses to tap into local student talent, MEV serves as a hub for innovative solutions and education.

OVER

400

DEDICATED ACRES

Centred on the Mattamy National Cycling Centre and bounded by the Niagara Escarpment Plan Area to the north, Tremaine road to the east, Britannia road to the south and the Greenbelt Plan Area to the west.*

SET TO ACCOMMODATE

3,100

STUDENTS

Will be home to a joint campus for Wilfrid Laurier University and Conestoga College, with enrollment beginning in 2024. The programs offered by these institutions will elevate the skillset of the local workforce and create more job opportunities contributing to Milton's economy.

BY

2031

THE MEV WILL HAVE

6,503

 RESIDENTS*

3,659

 JOBS*

3,000

 STUDENTS*

UP TO

100,000

 SQ FT

OF RETAIL AND SERVICE SPACES*

TALENTED LABOUR THRIVES IN MILTON

Milton is home to one of Ontario's most educated workforces & located in the centre of Canada's largest technology cluster (North America's second largest).*

73%

MILTON RESIDENTS WITH POST-SECONDARY EDUCATION*

#5

MOST EDUCATED WORKFORCE IN ONTARIO*

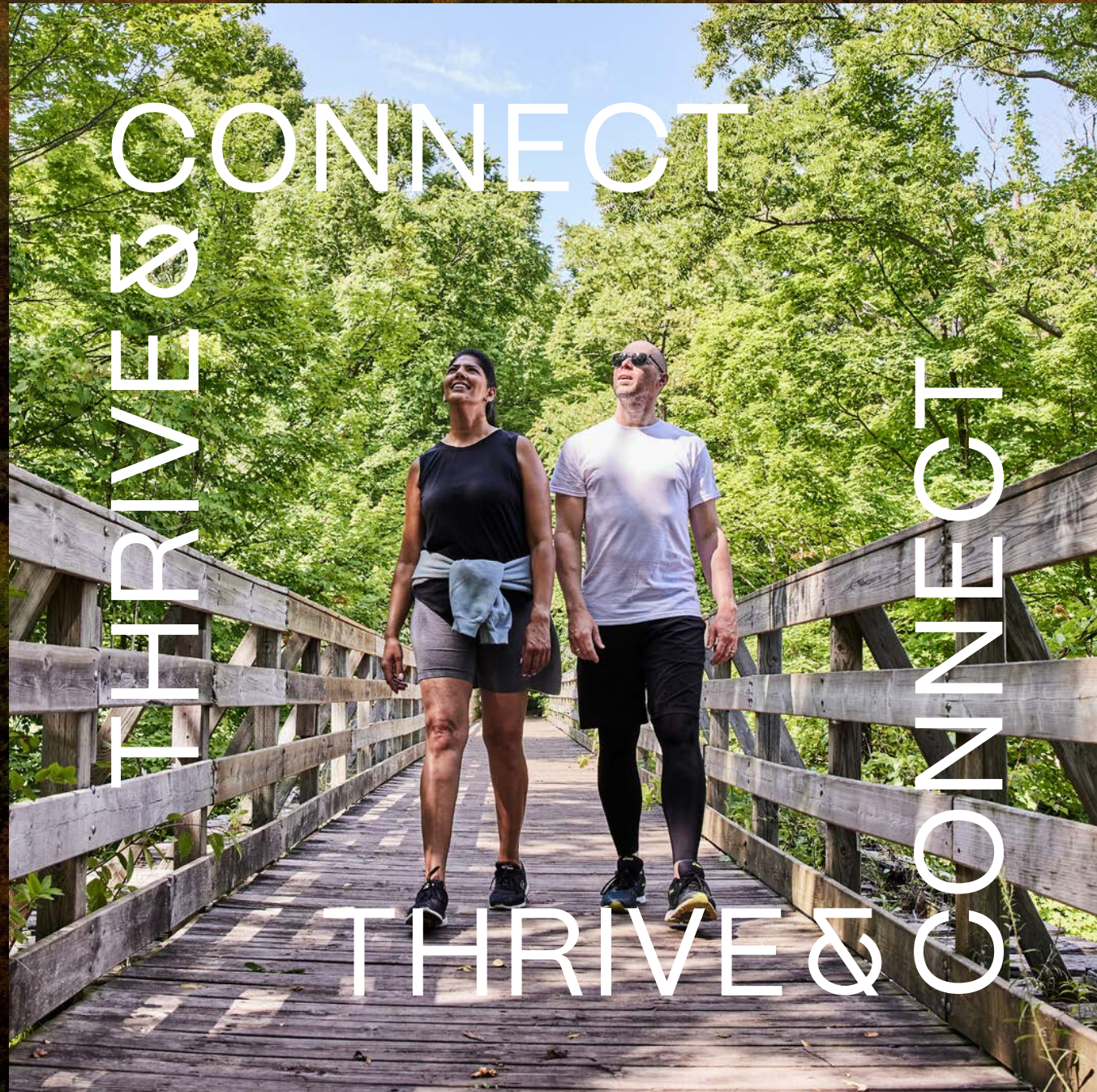
#4

MOST-EDUCATED COMMUNITY IN CANADA*



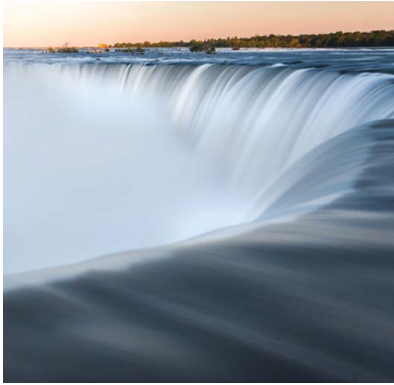
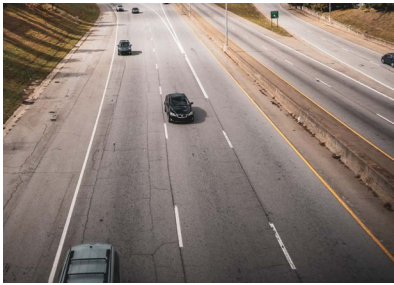
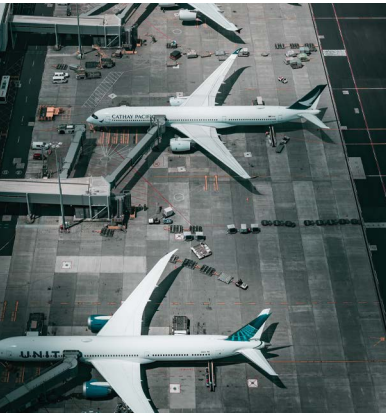
10 MIN

DRIVE FROM MILE & CREEK TO THE MEV*

SOURCES: *<https://www.milton.ca/en/business-and-development/milton-education-village-secondary-plan.aspx#2022-23>



Mile & Creek puts you in a position of endless possibilities. It's where urban convenience & lush nature connect to provide you with some of Ontario's finest amenities. Where will your next adventure begin?

<p>TRANSIT & CONNECTION</p>		<p>50 MIN DOWNTOWN TORONTO</p>
	<p>20 MIN MISSISSAUGA</p>	
<p>10 MIN MILTON GO STATION</p>		<p>50 MIN NIAGARA FALLS</p>
	<p>30 MIN PEARSON INTERNATIONAL AIRPORT</p>	
<p>11 MIN HIGHWAY 401 & 407</p> 		

URBAN AMENITIES

SHOPPING & RETAIL

3 MIN
METRO



10 MIN
NO FRILLS | SOBEYS
SUPERSTORE | LONGOS



15 MIN
TORONTO PREMIUM OUTLETS



WITHIN 25 MIN
MULTIPLE SHOPPING PLAZAS (ERIN
MILLS TOWN CENTRE, SQUARE ONE (VIA
407), MAPLEVIEW SHOPPING CENTRE,
BURLINGTON CENTRE)

30 MIN
COSTCO BURLINGTON



35 MIN
IKEA BURLINGTON



RIGHT ARO

ARE

COLLEGE &
UNIVERSITY

30 MIN
MCMASTER UNIVERSITY
IN HAMILTON



20 MIN
SHERIDAN COLLEGE IN OAKVILLE
UNIVERSITY OF TORONTO
MISSISSAUGA CAMPUS



45 MIN
UNIVERSITY OF GUELPH

60 MIN
UNIVERSITY OF WATERLOO
WILFRID LAURIER UNIVERSITY
WATERLOO CAMPUS

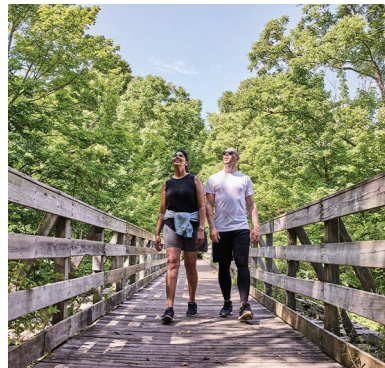


10 MIN
COMING SOON: THE MILTON EDUCATION
VILLAGE (MEV) - A 400-ACRE DYNAMIC
HUB FOR INNOVATORS IN PARTNERSHIP
WITH WILFRID LAURIER UNIVERSITY AND
CONESTOGA COLLEGE.

UND THE CORNER.

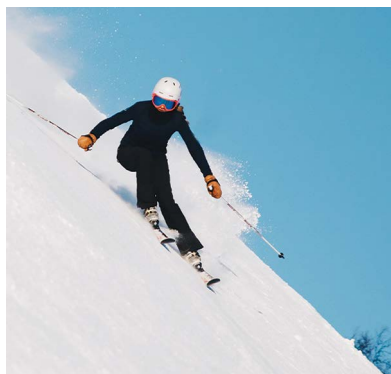
PARKLAND & GREENSPACE

3 MIN
BRISTOL DISTRICT PARK



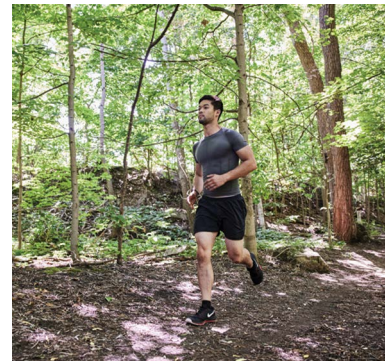
6 MIN
MILL POND, LIVINGSTON PARK

14 MIN
RATTLESNAKE POINT
CONSERVATION AREA



18 MIN
GLEN EDEN SKI HILL

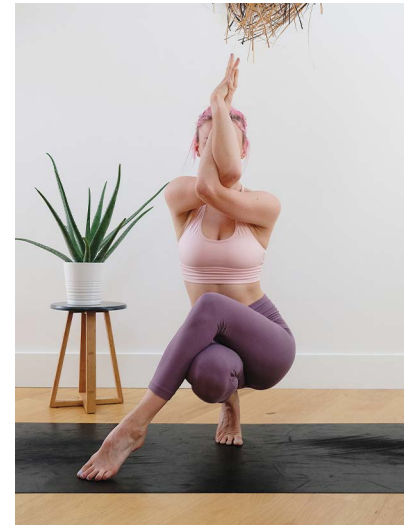
18 MIN
BRUCE TRAIL



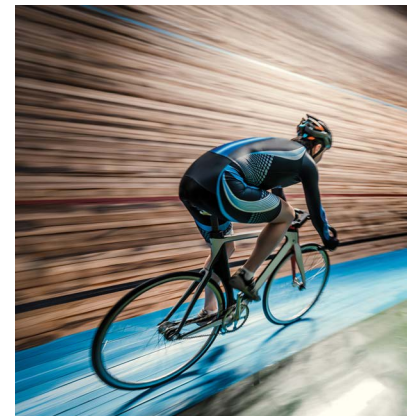
20 MIN
BRONTE CREEK PROVINCIAL PARK

HEALTH & WELLNESS

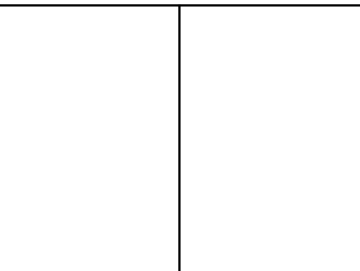
9 MIN
MODO YOGA STUDIO



10 MIN
MATTAMY NATIONAL
CYCLING CENTRE
MILTON CYCLING STUDIO



20 MIN
CHUDLEIGH'S
ENTERTAINMENT FARM



8 MIN
MILTON DISTRICT HOSPITAL

20 MIN
KELSO CONSERVATION AREA



WELL WITHIN PROXIMITY OF
54 SCENIC TRAILS
4 CONSERVATION AREAS
64 PARKS

WHAT MAKES MILE & CREEK AN INVESTMENT WORTH TAPPING INTO?

02.

WHERE HIGH DEMAND MEETS LOW SUPPLY.

Mile & Creek is perfectly situated in the GTA's fastest growing and selling community, making it an enduring investment opportunity.

04.

A GOOD FINANCIAL FIT.

Purchase price vs rental rates are highly attractive in comparison to other high-demand GTA locations.

SOURCES: *City of Milton. (n.d.). Milton Fast Facts. Milton, Ontario explained. Retrieved from https://web.archive.org/web/20160427200813/http://www.miltonthiswayup.ca/pdfs/Milton_Fast_Facts.pdf. Tracking development. Economic Development - Town of Milton. (n.d.). Retrieved from <https://www.milton.ca/en/business-and-development/tracking-development.aspx>

01.

MATTAMY-MADE. COMMUNITY APPROVED.

As the most trusted builder in North America with a 45-year legacy, Mattamy Homes excels in constructing master-planned communities built to last. Known for delivering quality communities, Mattamy prioritizes building in desirable locations at affordable prices to support community growth. Unlike those focused on individual buildings, Mattamy's commitment lies in developing thriving communities, making them the go-to choice for homeowners seeking enduring quality and thoughtful planning.

03.

ACCOMODATES THE GROWING POPULATION.

Mile & Creek is a sensible investment opportunity, with an estimated 60% population growth in Milton by 2031*.

05.

LOCATED IN THE MIDDLE OF IT ALL.

Milton offers an exceptional balance of live, work, and play with some of the province's premiere urban amenities, innovation hubs, and natural recreation in close proximity.





Mile &
Creek
PHASE 3