



CREEKSIDE

CONDOS • MILTON

INVESTMENT GUIDE

www.precondo.ca

WHY INVEST AT CREEKSIDE CONDOS IN MILTON?

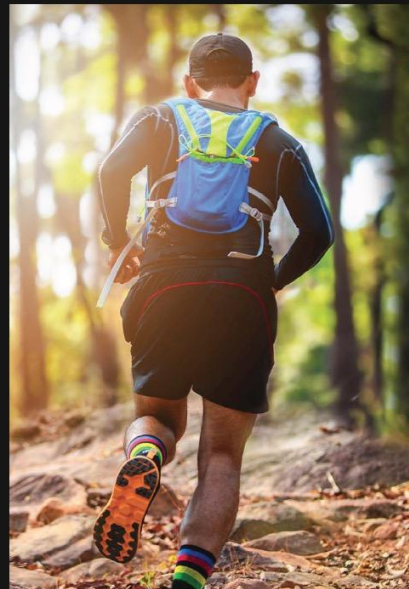
MILTON'S ECONOMIC &
POPULATION GROWTHS

MILTON'S HOUSING SUPPLY

RENTAL RATES VS COST PSF

CREEKSIDE CONDOS
LOCATION

TRUSTED BUILDERS

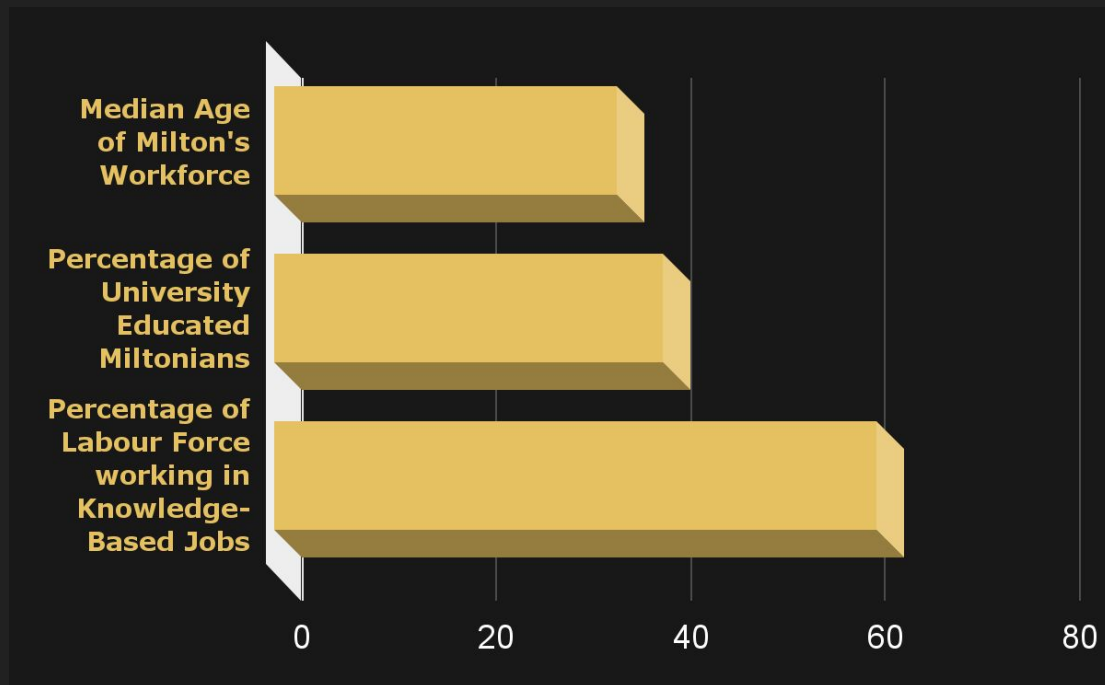


MILTON'S ECONOMIC GROWTH

THE CITY THAT GROWS

Located at the centre of the cluster of tech communities, Milton continues to draw high-performing professionals and STEM graduates from around the world.

The City of Milton is investing heavily in the growth of it's tech and innovation sector, and has recently approved permits for **1.5 million square feet of new commercial, industrial and institutional space.**



Source: MILTON ECONOMIC DEVELOPMENT

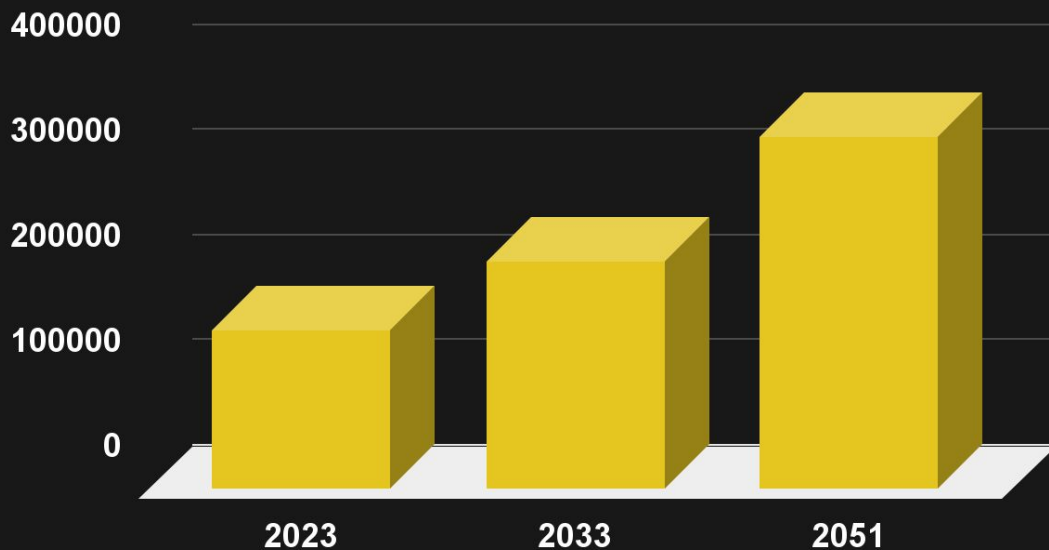


MILTON'S POPULATION GROWTH

THE PEOPLE THAT GROW

Milton's Economic Development Plan and plans for sustained population growth will see the number swell from its current population of 151,751 (2023) to **335,000 by 2051**, an **average growth of 6500 citizens each year** (5000 new residents and 1500 new births).

FORECASTED POPULATION GROWTH



Source: STATS CANADA



WHY INVEST AT CREEKSIDE CONDOS IN MILTON?

With an average population increase of **6500 people per year**, Milton will require approximately **2500 new homes** to meet that demand.

Current building trends are **woefully short**.

Housing Starts by Dwelling Type

	JUN-23	JUN-22	YTD-23	YTD-22
Single	23	33	38	84
Semi-detached	0	0	0	0
Row	32	42	81	188
Apartment	0	0	122	255
All	55	75	241	527

Source: CMHC



MILTON'S RENTAL RATES

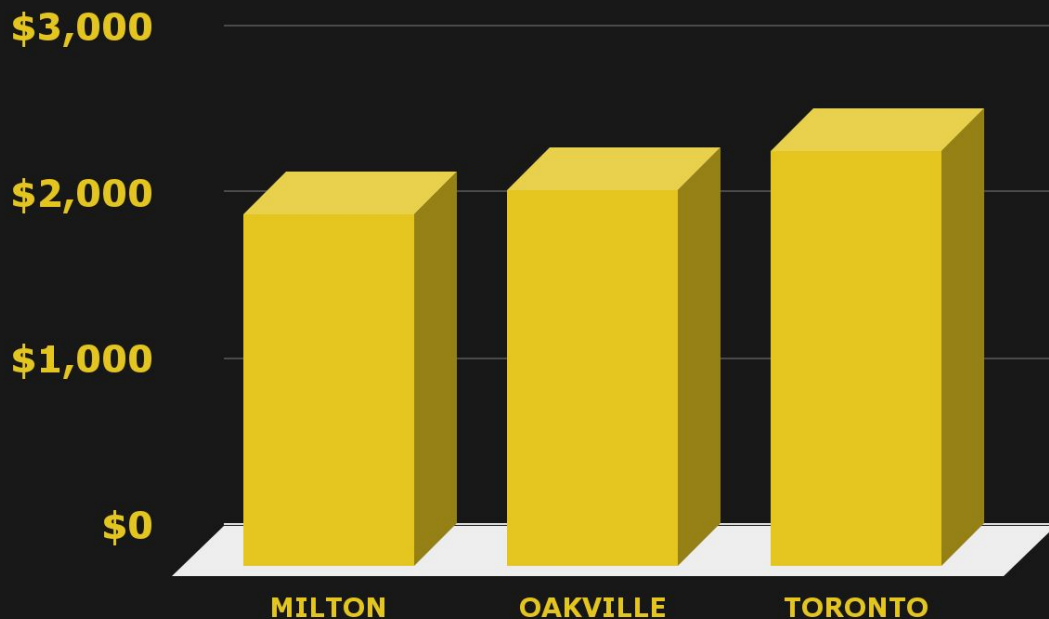
BIG CITY RENTS

Milton's current rental rates rival those of Canada's most expensive cities to live in.

1 Bedroom: **\$2125 per month**

2 Bedrooms: **\$2613 per month**

3 Bedrooms: **\$3033 per month**



Source(s): [PRECONDO.CA](https://precondo.ca), [ZUMPER RENTALS.CA](https://zumper.com/rentals)



CREEKSIDE CONDOS COST PER SQUARE FOOT (PSF)

BIG GAPS = BIG GAINS

Creekside Condos in Milton sell for an average of **\$820 psf.**

Comparing this to other Ontario markets, or **even to other developments within Milton itself**, and the difference is plain to see.

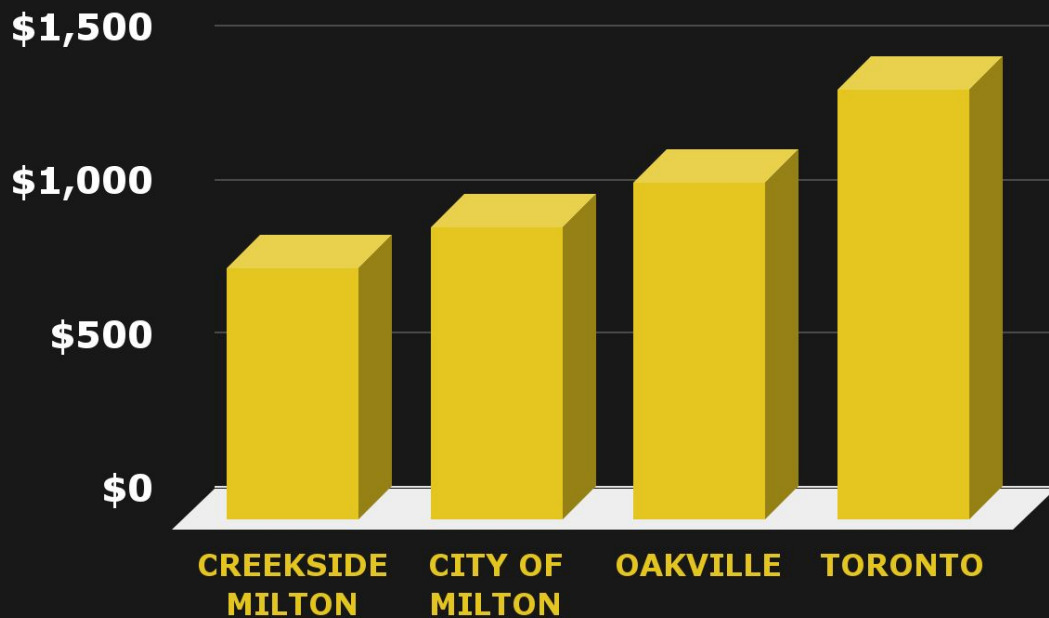
Rental Cash Flow will be much **greater** at Creekside:

Creekside Milton Average PSF: **\$820**

City of Milton Average PSF: **\$950**

Oakville Average PSF: **\$1100**

Toronto Average PSF: **\$1400**



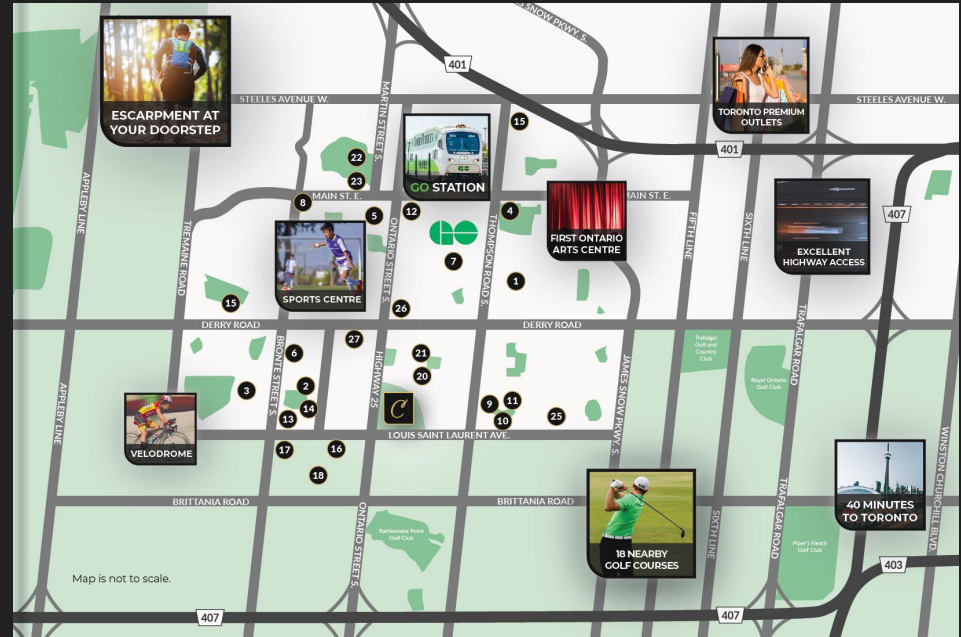
Source: PRECONDO.CA



CREEKSIDE CONDOS MILTON LOCATION

EASY ACCESS TO EVERYTHING

Only 40 minutes from Toronto, Creekside Condos location at the corner of Louis St. Laurent Ave and Highway 25 provides quick access to Highways, Milton GO station, urban conveniences, and numerous green spaces, parks and recreational amenities.



SUTHERLAND DEVELOPMENT GROUP & YORK TRAFALGAR HOMES

Multi generation, family owned and operated builders, **Sutherland Development Group & York Trafalgar Homes** have been in business for over 50 years.

Together they have **completed 12 Multi-Residential Projects**, including 6TEN Condominiums, Briston on Main, STAX, Courtyards on Main, Maple Crossing, to name only a few.

Almost **2800 units** have been completed and occupied with happy, satisfied owners.





CREEKSIDE
CONDOS • MILTON

www.precondo.ca

Sutherland
Development C

YIT
YORK TRAFAL
HOMES



PRECONDO
BY IRISE REALTY

WWW.PRECONDO.CA