

M CITY 6 CONDOMINIUMS

SUITE TYPE

APPROX SIZE

PRICE STARTING FROM

STUDIO

271 – 325

HIGH \$300K'S

1 BEDROOM

431 – 493

MID \$500K'S

1 BEDROOM + FLEX

538 – 587

MID \$600K'S

2 BEDROOM

626 – 715

HIGH \$700K'S



**M6
Pricing**

EXTENDED DEPOSIT STRUCTURE

\$10,000 Bank draft on Signing	}	5% in 2023
Balance of 5% in 30 days		
2.5% in 180 days	}	5% in 2024
2.5% in 395 days		
2.5% in 760 days		2.5% in 2025
2.5% in 1125 days		2.5% in 2026
5% on Occupancy		

Occupancy: Early 2029

**ALL CHEQUES MUST BE PAYABLE TO:
HARRIS SHEAFFER LLP, IN TRUST**

EXTENDED
DEPOSIT
STRUCTURE

PARKING & LOCKER

Parking Price: \$60,000

EV Parking Price: \$70,000

**Parking Restrictions: Any unit 1B + D and larger is eligible to purchase a parking spot.*

Locker Price: \$7,000

**Locker Restrictions: Any unit 2B and larger is eligible to purchase a locker.*

PARKING & LOCKER

CLIENT INCENTIVES

- **FREE ASSIGNMENT (value of \$5,000)***
- **FREE RIGHT TO LEASE (value of \$5,000)***
- **CAPPED DEVELOPMENT CHARGES AND LEVIES**
 - \$16,500 1B+F and smaller**
 - \$18,500 2B and larger**

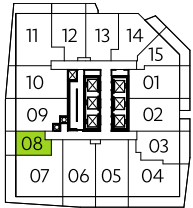
CLIENT
INCENTIVES

A-271

STUDIO + 1 BATH

INTERIOR: 271 SF
EXTERIOR: 79 SF*

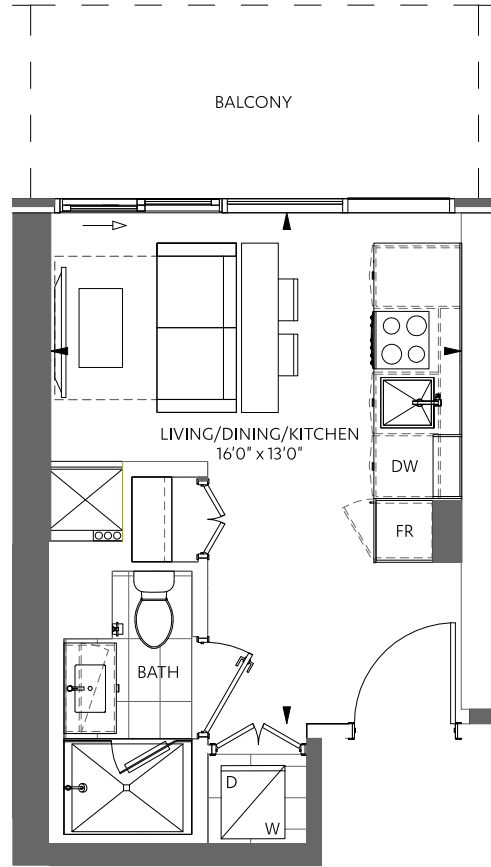
STARTING FROM
HIGH \$300K'S



FLOOR 11



EXTENT OF BALCONY AT FLOOR 11



*To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets. The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. September, 2023

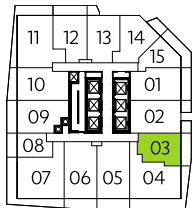


B-431

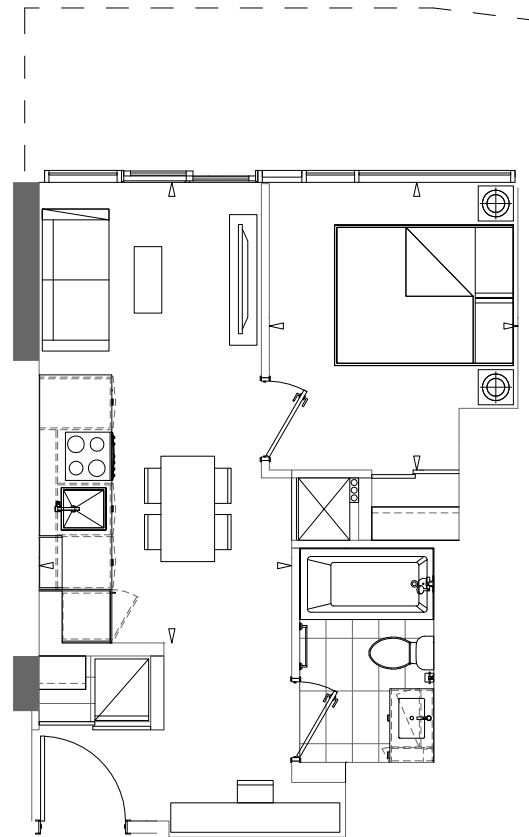
1 BED + MEDIA + 1 BATH

INTERIOR: 431 SF
EXTERIOR: 112 SF*

STARTING FROM
MID \$500K'S



FLOOR 11



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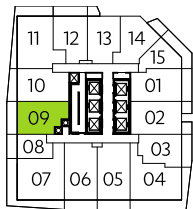
C-538

1 BED + FLEX + 1 BATH

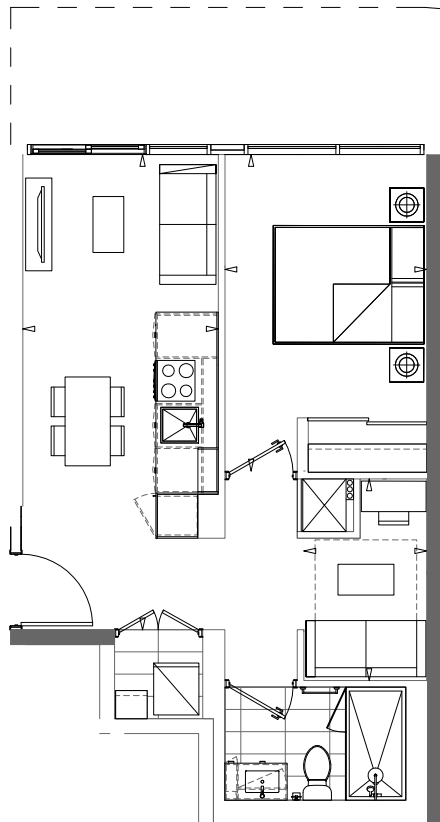
INTERIOR: 538 SF

EXTERIOR: 115 SF*

STARTING FROM
MID \$600K'S



FLOOR 11



*To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets.

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E1-626

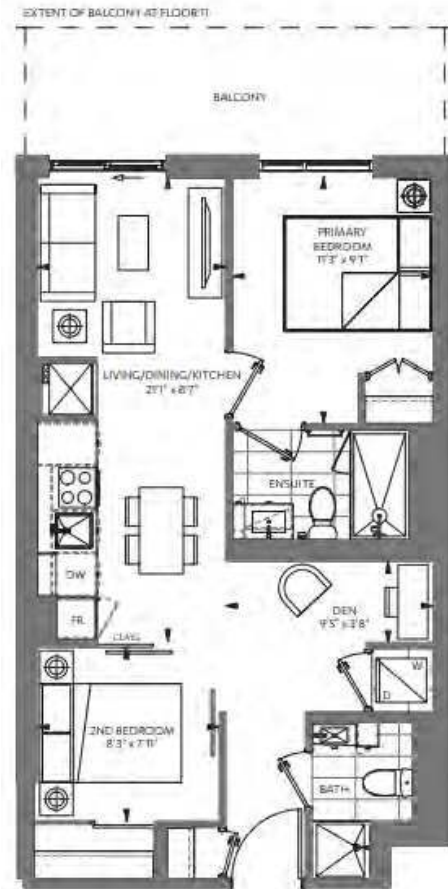
2 BED + DEN + 2 BATH

INTERIOR: 626 SF
EXTERIOR: 115 SF*



FLOOR 11

STARTING FROM
HIGH \$700K'S



*To find the actual balcony layout, please refer to the corresponding floor and unit number indicated on the Keyplan sheets. The Purchaser acknowledges and agrees that he/she has reviewed the key plan for the level on which the Unit is located, including, without limitation, the anticipated design, configuration and/or access point(s) of any exclusive use common area balcony or terrace appurtenant to the specific Unit being purchased, which design, configuration, and/or access point(s) may vary from unit to unit and/or level to level. The Purchaser acknowledges and agrees that the glass panels appurtenant to the Unit may be spandrel glass, vision glass, glazed glass, and/or such other glass as the Vendor may determine, in its sole and absolute discretion, based on the final architectural design of the building and the energy model report for the building. Exterior areas may contain architectural elements not shown on plans. Sizes and specifications are subject to change without notice. E. + O.E. September, 2023



D-691

2 BED + 2 BATH (BF)

INTERIOR: 691 SF

EXTERIOR: 176 SF*

STARTING FROM LOW \$800K'S



FLOOR 11



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M6 Amenities

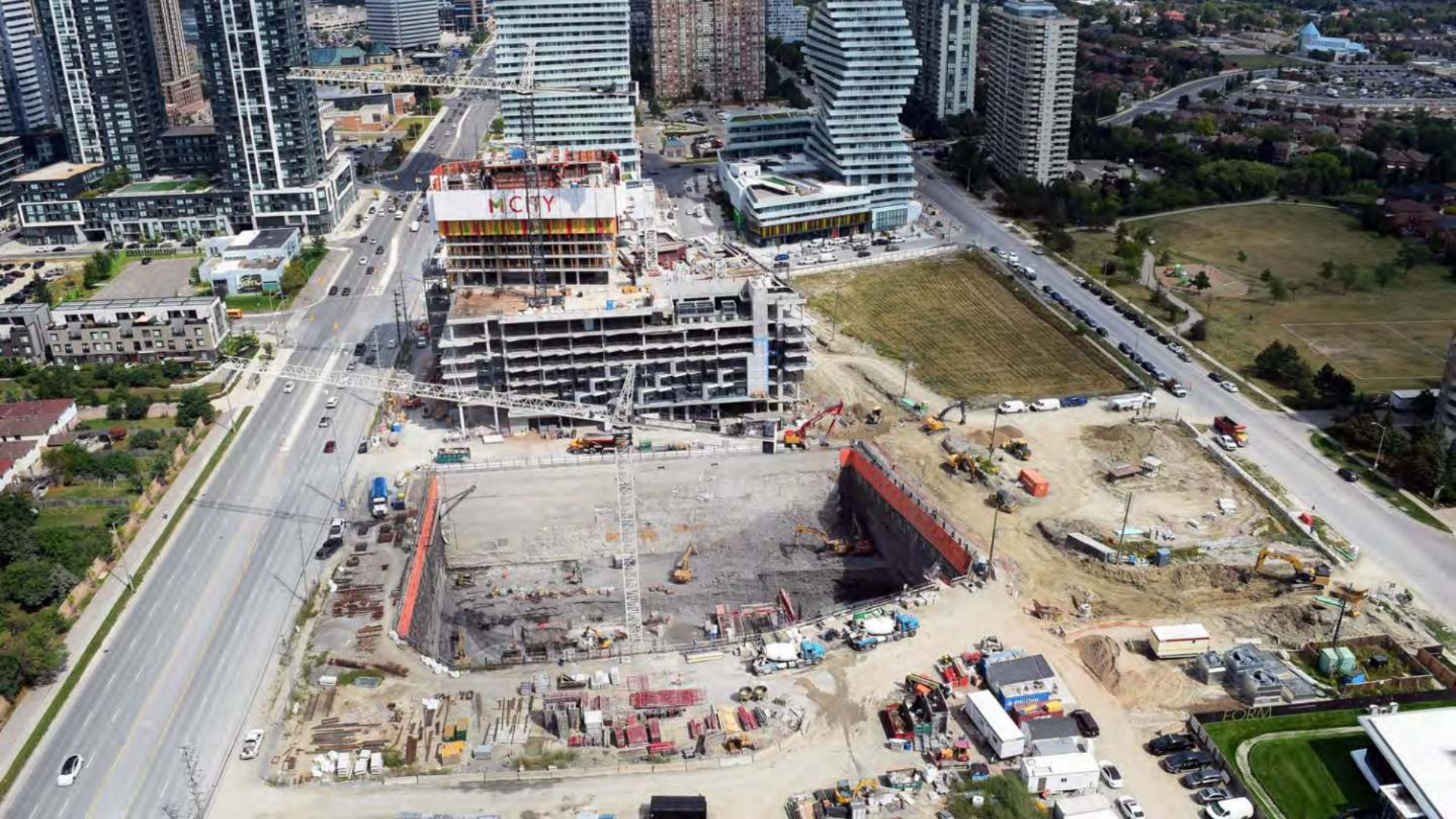
1. Aerial
2. Courtyard
3. Hero
4. Lobby Entrance
5. Retail Promenade

[View Ground Floor Plan](#)

[View 5th Floor Amenities →](#)

[View 7th Floor Amenities →](#)









M CITY





IMMIGRATION

CANADA'S IMMIGRATION PLAN 2023-2025

465,000 IN 2023

485,000 IN 2024

500,000 IN 2025

500,000 immigrants to be welcomed into Canada each year leading up to 2025.

800,000 people are anticipated to move to Toronto which is almost a **30% increase** in population by 2030.

Demand for rental has been increasing dramatically since 2022, and the already high housing demand, which will lead to price increases (great news for our investors). Labor force will be impacted positively, construction delays will decline.

Ontario grabs the first position with the highest number of immigrants in Canada. Nearly 44% of the Canadian immigrants settled in Ontario in 2021. (Statistics Canada)

1. Source: <https://www.canada.ca/en/immigration-refugees-citizenship/news/2022/11/an-immigration-plan-to-grow-the-economy.html>

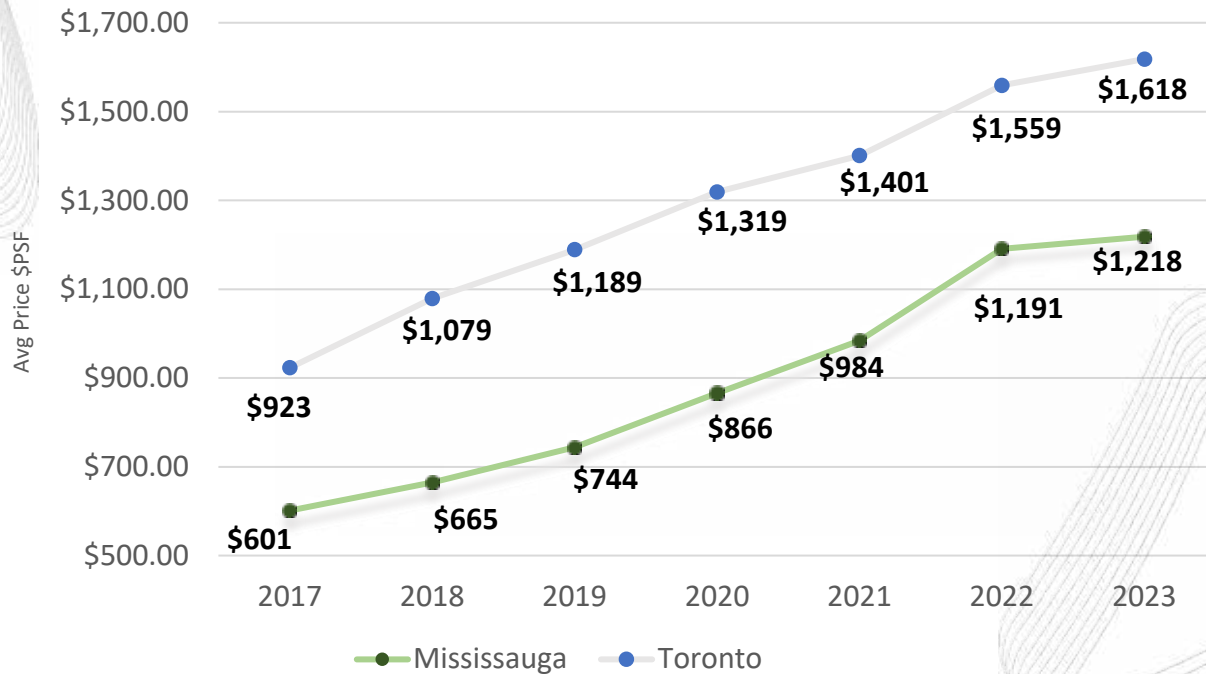
2. Source: https://www.toronto.ca/wp-content/uploads/2019/11/99b4-TOHealthCheck_2019Chapter1.pdf

MARKET UPDATE

Toronto
69% in 5 yrs or 14% annually

Mississauga
98% in 5 yrs or 20% annually

**Average Price Per-Square-Foot for New Condos by Year
in Toronto and Mississauga, 2017 to 2022 & Jan-Jul 2023**

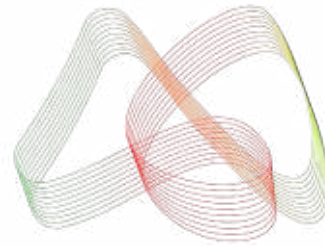


RENTAL MARKET UPDATE

Over the last five years (2018 to 2023), Mississauga one- and two-bedroom condo rents grew by 32% and 31%, respectively.

MISSISSAUGA CONDO RENTAL MARKET 5 YEAR RENTAL GROWTH RATE

UNIT TYPE	2023	2018	% CHANGE
STUDIO	\$2,111	\$1,500	41%
1B	\$2,492	\$1,890	32%
2B	\$3,001	\$2,290	31%



M CITY 6 CONDOMINIUMS

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BUILDING DETAILS

- 57 Storeys
- Approx. 830 Suites
- Architect: HARIRI PONTARINI ARCHITECTS
- Interior Designer: CECCONI SIMONE INC.
- Estimated Occupancy: Early 2029





TOP REASONS TO BUY AT M6

SHOPS/GROCERIES

- 1 GoodLife
- 2 Indigo
- 3 Square One Shopping Centre
- 4 T&T Supermarket
- 5 Whole Foods Market
- 6 Wholesale Club

PARKS

- 1 Bud Cleary
- 2 City View Park
- 3 Dr. Martin L. Dobkin Park
- 4 Fairview Park
- 5 Karlya Park
- 6 Zonta Meadows Park

RESTAURANTS/CAFÉS

- 1 Alioli Ristorante
- 2 Dal Moro's Fresh Pasta
- 3 Earls
- 4 Goodfellas Wood Oven Pizza
- 5 Jack Astor's
- 6 Kelseys
- 7 Kinton Ramen
- 8 La Carnita
- 9 Reds
- 10 Scaddabush
- 11 The Alley Bubble Tea
- 12 Uncle Tetsu's Cheesecake
- 13 Village Juicery

SCHOOLS

- 1 Bishop Scalabrini School
- 2 Corpus Christi School
- 3 Fairview Public School
- 4 Father Michael Goetz Catholic Secondary School
- 5 Sheridan College – Hazel McCallion Campus
- 6 University of Toronto (Mississauga)

LANDMARKS/AMENITIES

- 1 Art Gallery of Mississauga
- 2 Central Library
- 3 Cineplex Cinemas
- 4 Living Arts Centre
- 5 Marilyn Monroe Towers
- 6 Mississauga Celebration Square
- 7 Mississauga City Hall
- 8 Paramount Centre
- 9 The Rec Room
- 10 YMCA Centre

TRANSIT

- 1 City Centre Transit Terminal
- 2 Cooksville GO
- 3 Square One GO Bus Terminal



PRIME LOCATION



Kariya Park



Celebration Square



Port Credit Memorial Park



Living Arts Centre



Square One

TRANSIT





EDUCATION



Total Student Population: **13,621**

Total International Students: **3,920**

Sheridan

Hazel McCallion Campus



Total Student Population: **7,810**

1. Source <https://planningandbudget.utoronto.ca/wp-content/uploads/2023/04/22-23-Enrollment-Report-Final.pdf>

2. Sheridan at a Glance | About Sheridan | Sheridan College

EDUCATION



OVER 37,000 SQ FT OF SPECTACULAR AMENITIES

GROUND LEVEL

- 1 LOBBY ENTRANCE
- 2 BICYCLE ELEVATOR
- 3 ELEVATORS
- 4 CONCIERGE
- 5 LOUNGE
- 6 DELIVERY PICKUP
- 7 GARAGE ELEVATORS
- 8 MAIL ROOM
- 9 PROPERTY MGT. OFFICE
- 10 PARCEL ROOM
- 11 COURTYARD

5TH LEVEL

- 1 YOGA STUDIO
- 2 OUTDOOR TRAINING
- 3 FITNESS CENTRE
- 4 PERSONAL TRAINING
- 5 SPIN STUDIO
- 6 THEATRE
- 7 POOL & HUT TUB
- 8 SUN DECK
- 9 COMMUNAL
LOUNGE
- 10 KIDS' PLAY AREA & CRAFT ROOM
- 11 EXPERIENCE SHOWER & STEAM ROOMS
- 12 SAUNAS
- 13 MULTIPURPOSE SPORTS COURT
- 14 RUNNING TRACK
- 15 PUTTING GREEN
- 16 OUTDOOR KIDS' PLAY AREA & SPLASHPAD

7TH LEVEL

- 1 OUTDOOR TV LOUNGE
- 2 BBQ LOUNGE
- 3 COMMUNAL BBQ
- 4 FIREPLACE LOUNGE
- 5 DINING ROOM
- 6 PIANO LOUNGE
- 7 BOCCE COURTS
- 8 COMMUNAL SEATING
- 9 CATERING KITCHEN
- 10 BAR LOUNGE
- 11 GAMES ROOM
- 12 TV LOUNGE
- 13 FLEX SPACE
- 14 SHARED WORKSPACE



GROL

EVEL

Level Five is your gateway to a vibrant resort-style experience with a range of fitness and spa options. Whether you seek an invigorating exercise, immersive sports activities, or the exhilaration of new adventures, the athletic and activity-focused programming brings a distinctive energy to the everyday.

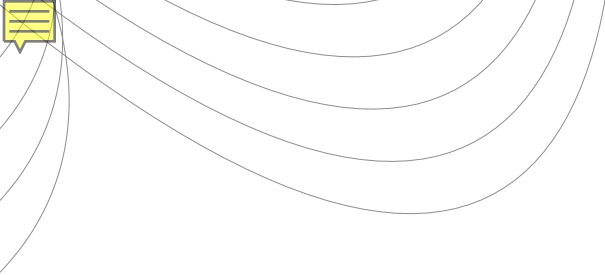
5TH

LEVEL

- 1 YOGA STUDIO
- 2 OUTDOOR TRAINING
- 3 FITNESS CENTRE
- 4 PERSONAL TRAINING
- 5 SPIN STUDIO
- 6 THEATRE
- 7 POOL & HOT TUB
- 8 SUN DECK
- 9 COMMUNAL LOUNGE
- 10 KIDS' PLAY AREA & CRAFT ROOM
- 11 EXPERIENCE SHOWER & STEAM ROOMS
- 12 SAUNAS
- 13 MULTIPURPOSE SPORTS COURT
- 14 RUNNING TRACK
- 15 PUTTING GREEN
- 16 OUTDOOR KIDS' PLAY AREA & SPLASH PAD



Illustration is artist's impression.



7TH

When you want to hit the pause button,
Level Seven is the destination of choice.
From hosting friends around a fire pit to
just stargazing in solitude.

LEVEL

- 1 OUTDOOR TV LOUNGE
- 2 BBQ LOUNGE
- 3 COMMUNAL BBQ
- 4 FIREPLACE LOUNGE
- 5 DINING ROOM
- 6 PIANO LOUNGE
- 7 BOCCIE COURTS
- 8 COMMUNAL SEATING
- 9 CATERING KITCHEN
- 10 BAR LOUNGE
- 11 GAMES ROOM
- 12 TV LOUNGE
- 13 FLEX SPACE
- 14 SHARED WORKSPACE



Illustration is artist's impression.



Illustration is artist's impression.

LOBBY



Connected lifestyle is a standard feature at M6. MCI has partnered with Rogers to develop one of Canada's most technologically advanced condominium buildings. With access to a smart building ecosystem, every resident at M6 will enjoy unique and frictionless living experience.

ROGERS SMART COMMUNITY™
In partnership with IVALET, Rogers Smart Community helps ensure safety and convenience are always at your fingertips. Every resident will have access to a smartphone-centric living experience, including hands-free digital building access, video guest verification, facial recognition, and more.

Ignite Internet™
Every suite comes wired with Rogers Ignite Internet Gigabit. With download speeds of up to 1.5 gigabits per second, you can enjoy the true freedom of a consistent connection, perfect for Netflix marathons, virtual meetings, online gaming, smart appliances, and so much more.

Wi-Fi Coverage
With an advanced fibre-powered network, you can enjoy secure, state-of-the-art, wall-to-wall Wi-Fi coverage in your home and throughout the amenity spaces at M6. The Rogers Ignite Wi-Fi promise delivers an effortless, connected home experience whether you're lounging on the couch or poolside with friends.

DAS System
A Distributed Antenna System (DAS) delivers Rogers wireless network throughout the building to increase wireless connectivity in places like the underground parking garage and elevators where it may be harder to get a consistent connection. That means reliable coverage to make calls, access data, stream music, and more.

ROGERS SMART COMMUNITY APP FEATURES

The smartphone-based service with its wide range of app features keeps you connected to your home and provides the freedom to control your environment from the palm of your hand.

SMART LOCK
Every suite comes standard with an integrated smart lock for unprecedented access control directly from your phone.

SMART THERMOSTAT
Every suite comes standard with an integrated smart thermostat that allows you to control your home's temperature remotely and create heating and air conditioning schedules for comfort and energy efficiency.

SMARTPHONE VIDEO CALLING
See who's at the building entrance before letting them in.

FACIAL RECOGNITION ENTRY
Enter your building with only a smile.

PACKAGE DELIVERY NOTIFICATIONS
Never miss another delivery notification.

DIGITAL KEYS
Enter your building and suite using only your mobile phone.

COMMUNITY MESSAGING AND AMENITY BOOKING
Receive building messages and news directly to your phone. Schedule and book your condo amenities from anywhere, anytime.





Illustration is artist's impression.

YOGA STUDIO & OUTDOOR TRAINING



Illustration is artist's impression.

POOL & HOT TUB



Illustration is artist's impression.

COURTYARD



Illustration is artist's impression.

BOCCE COURTS



Illustration is artist's impression.

MULTIPURPOSE SPORTS COURT & RUNNING TRACK

VIEWS



35th Floor – Southeast View

Current views from M6. For directional reference only.

35th Floor – North View



35th Floor – Northwest View



THANK YOU!