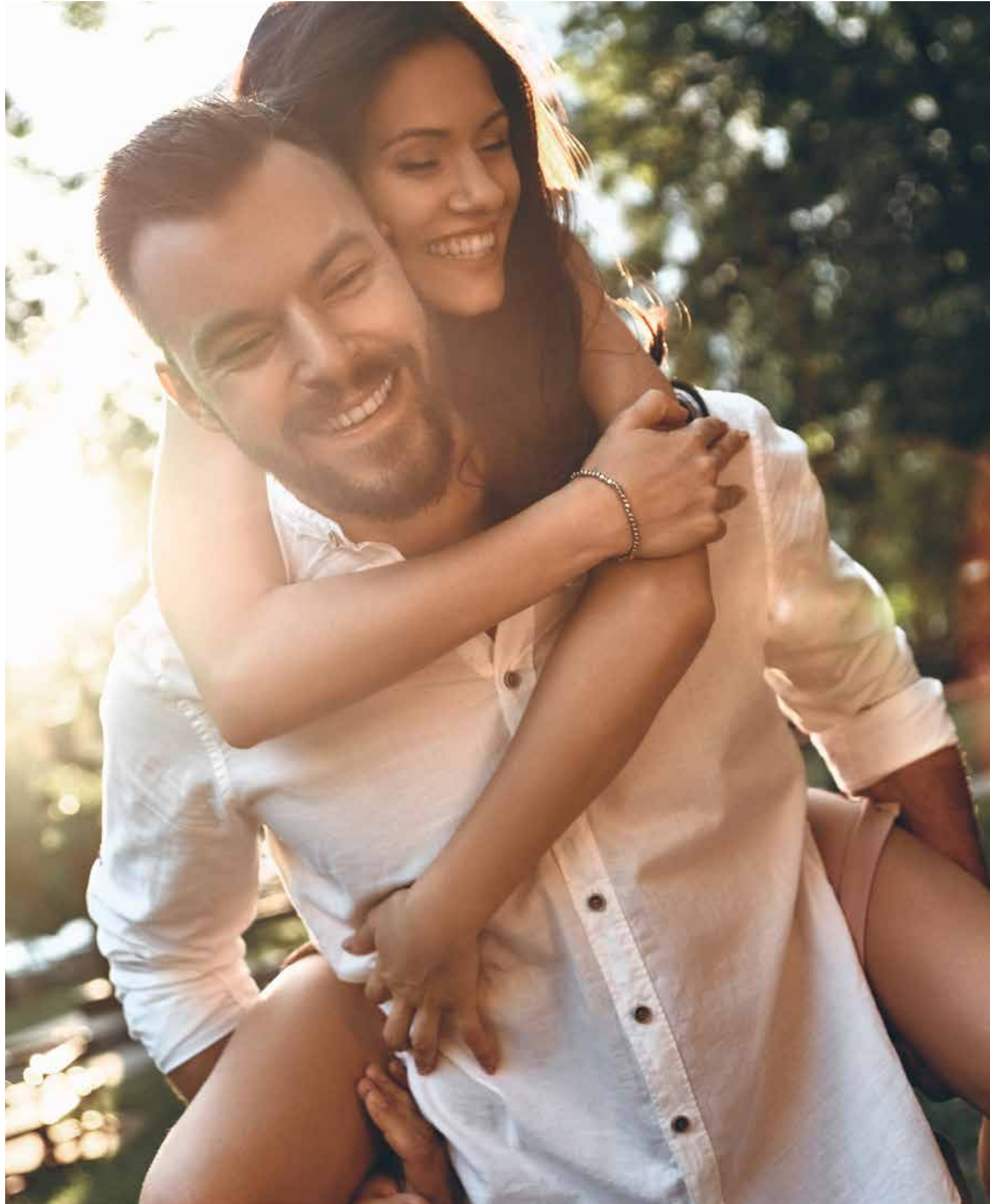


M | O
—
D | O

MODERN
DOWNTOWN
CONDO

51 Clarington Blvd.

Investor information



INNOVATIVE,
EXCITING,
AFFORDABLE.
EXPERIENCE THE
BEST BOWMANVILLE
HAS TO OFFER.

AN ADDRESS WITH SUBSTANCE AND STYLE.

MODO Condo at 51 Clarington Boulevard offers 1-bedroom, 2-bedroom, 2-bedroom plus den, and 3-bedroom plus den suites. Each one with an opulent offering of features and finishes you won't find with any other builder. Suite windows are big and bright allowing for ample amounts of light to greet each and every resident. The suites are spacious offering a host of elegant living and entertaining spaces, modern kitchens as well as soothing and serene bedrooms.



ARTIST'S CONCEPT



MODO INVESTOR INFORMATION

MODO 51 DEMOGRAPHICS.

AREA STATS

CLARINGTON
POPULATION
92,013

NEWCASTLE
POPULATION
9,167

ORONO
POPULATION
1,105

AVERAGE AGE
38.9

63%
MARRIED OR
LIVING COMMON LAW

37%
NOT MARRIED OR
LIVING COMMON LAW

AVERAGE HOUSEHOLD
INCOME IN CLARINGTON
\$95,753

SOURCE: STATISTICS CANADA

BOWMANVILLE STATS

BOWMANVILLE
POPULATION
39,371

MEDIAN AGE
36

AVERAGE POPULATION
OF AGE GROUP
15-64 YEARS OLD
67.8%

AVERAGE HOUSEHOLD
INCOME IN BOWMANVILLE
\$91,193

SOURCE: STATISTICS CANADA

HOUSEHOLDS
WITH CHILDREN (%)
62

HOUSEHOLDS
WITHOUT CHILDREN (%)
38

TOTAL PRIVATE DWELLINGS
14,263

	2001	2006	2011	2016	2021
Clarington Population	69,834	77,820	84,548	92,013	108,100*
% Change from Previous Census		11.4%	8.6%	8.8%	17.5%*
Durham Region Population	506,901	561,258	608,124	645,862	809,990**
% Change from Previous Census		10.7%	8.4%	6.2%	25.4%
Ontario Population	11,410,045	12,160,282	12,851,821	13,448,494	14,980,422***
% Change from Previous Census		6.6%	5.7%	4.6%	11.4%**

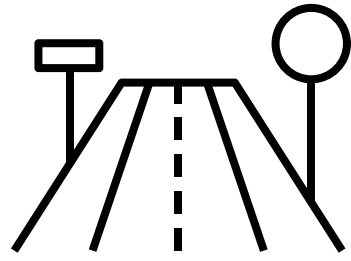
SOURCE: STATISTICS CANADA 2001, 2006, 2011, 2016

*ESTIMATED HEMSON

**SOURCE: DURHAM REGIONAL OFFICIAL PLAN AMENDMENT NO. 128

*** STATISTICS CANADA ESTIMATES AND ONTARIO MINISTRY OF FINANCE PROJECTIONS





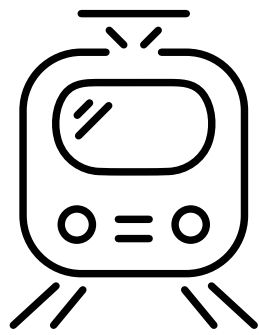
3 MAJOR HIGHWAYS

ONTARIO HIGHWAY 401
HIGHWAY 407 EXPRESS TOLL ROUTE
ONTARIO HIGHWAY 35/115



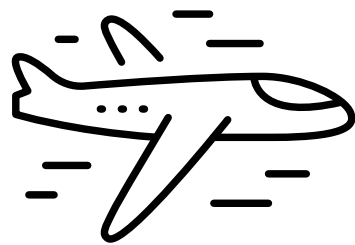
205 KM

TO CLOSEST US BORDER



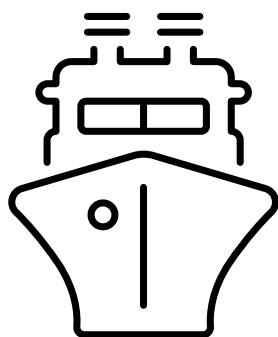
CP & CN RAIL

2 NEW GO TRAIN STATIONS BEING
CONSTRUCTED AND WILL BE IN
OPERATION BY 2025



80 KM

TO PEARSON INTERNATIONAL AIRPORT



PORTS

SEAWAY DEPTH DOCKING FACILITIES AT
ST. MARYS CEMENT IN BOWMANVILLE

REGIONAL PORT FACILITIES - OSHAWA (20 KM)
AND TORONTO (75 KM)

DRIVING DISTANCE

TORONTO
75 km | 55 mins

MARKHAM
65 km | 43 mins

PRINCE EDWARD COUNTY
132 km | 1.5 hrs

WHITBY
26 km | 22 mins

SCARBOROUGH
52 km | 35 mins

OSHAWA
22 km | 20 mins

VAUGHAN
82 km | 54 mins

MISSISSAUGA
97 km | 1 hr



GROWTH TRENDS - 2019 HIGHLIGHTS.



○ **Clarington made up 8.4% of Durham Region's residential building permit value and 4.4% of Durham Region's non-residential building permit value.**

○ **Building Permits < \$1 Million, 6 Residential and 14 Non-residential**

- 36% Townhouse
- 27% Single detached
- 35% Apartment
- 2% Semi-detached
- 284 New residential units

○ **75% of Clarington's residential growth was within the built boundary.**

○ **Between 2015 - 2019**
20% of new residential construction in Durham Region was in Clarington.

SOURCE: CLARINGTON.NET



○ **Average selling price**

Detached	\$587,000
Townhouse	\$450,000
Condo	\$348,000
2019 Sales Total	1,819

SOURCE: CLARINGTON.LISTING.CA

○ **Investment**

- 55% Single detached house
- 17% Apartment 5 or more stories
- 5% Semi-detached house
- 8% Row house
- 3% Flat in a duplex
- 10% Apartment fewer than 5 stories
- 2% Movable dwellings

SOURCE: STATISTICS CANADA



2020 MARKET STATS.

Condominium Apartment Market Summary Third Quarter 2020

	2020		2019	
	Sales	Average Price	Sales	Average Price
Total TRREB	7,072	\$633,484	6,398	\$584,746
Halton Region	400	\$560,570	284	\$500,941
Peel Region	895	\$521,588	908	\$469,381
City of Toronto	4,770	\$680,963	4,467	\$628,281
York Region	723	\$579,509	570	\$530,718
Durham Region	227	\$427,298	147	\$380,256
Other Areas	57	\$434,642	22	\$354,666

SOURCE: TRREB.CA

- **Durham Region reported a 42% increase of home sales in October 2020.** The average selling price in Durham Region reached \$740,436 representing a 21% increase from the same time last year.

SOURCE: CRESTATS.CREA.CA

- **Activity declined across all GTA housing markets in Q3 2020,** apart from Durham Region, which saw its sales-to-new listings ratio (SNLR) rise about 10 percentage points to 72%. 40% is typically considered a “buyer’s market.”

SOURCE: ASSETS.CMHC-SCHL.GC.CA

- **Durham Region - Average Lease Rate for Apartments**
 - One-Bedroom: \$1,804/month
 - Two-Bedroom: \$2,199/month



- **Clarington - Average Lease Rate for Apartments**

- One-Bedroom: \$1,733/month
- Two-Bedroom: \$1,959/month

SOURCE: TRREB.CA

- **12.37% increase in the average apartment price** from 2019 to 2020.

- **Durham Region Vacancy Rate: 0.4%**

SOURCE: TRREB.CA

- **MLS Home Price Benchmark Pricing** is steadily increasing in Durham Region.

- **Clarington Apartment Year-to-Year** percentage change at 12.41% is 2.1 times higher than the TRREB Total Average at 6.15%.

- **Higher Year-to-Year Percentage** increase than Peel Region, Halton and York Region.

SOURCE: TRREB.CA

ECONOMIC DEVELOPMENT.



○ 407 Extension

Highway 407 has been extended by about 22 kilometres from Harmony Road in Oshawa to Highway 35/115 in Clarington. This includes the construction of Highway 418, a new four-lane, 10 kilometre highway that connects Highway 407 to Highway 401 running north/south.

SOURCE: CLARINGTON.NET

○ Darling Refurbishment

The Darlington Nuclear Generating Station which produces 20% of Ontario's electricity, is working on the mid-life refurbishment of the station, which will extend the life of the station by 30 years. This is expected to generate a total of \$89.9 billion in economic benefits for Ontario, create 14,200 jobs per year, and boost personal income by an average of \$1.6 billion on an annual basis. The Ontario Power Generation hopes to complete the refurbishment project by 2025.

SOURCE: OPG.COM

○ Port Granby

The Port Granby Project is part of the Government of Canada's Port Hope Area Initiative (PHAI). The goal is to cleanup historic low-level radioactive waste found in the Municipalities of Clarington and Port Hope.



○ Major Projects Contributing to Growth

- Ontario Power Generation Headquarters
- Toyota Eastern Canada Parts Distribution Centre
- GO Transit Lakeshore East Extension

○ Current Initiatives:

- Electric Vehicle Charger Network
- Affordable Housing Tool Kit
- Municipal-Wide Zoning Update

SOURCE: CLARINGTON.NET

Clarington was awarded the Eric Krause Innovative Plans/Policies/Initiatives Award in 2017 for its Port Granby Natural Reserve Proposal. The proposal was recognized for its "ecology-first" vision for the restoration of a former low-level radioactive waste site. This award represents forward-thinking efforts to encourage positive change with respect to the natural environment.

SOURCE: CLARINGTON.NET



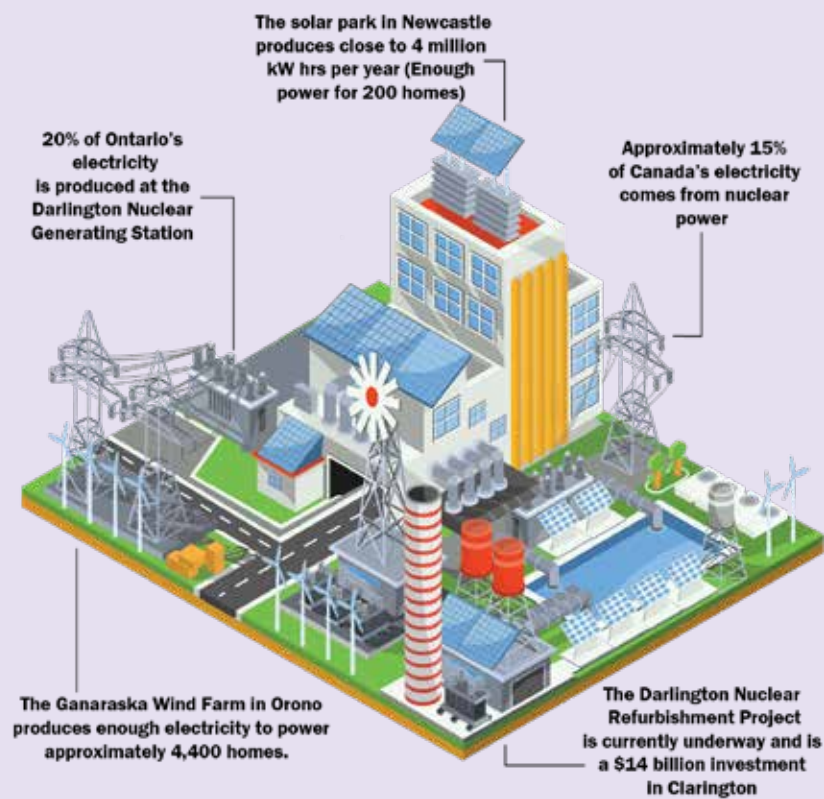
TOP EMPLOYERS.

- Ontario Power Generation
- Darlington Nuclear Generating Station
- Municipality of Clarington
- Lakeridge Health Bowmanville
- St. Marys Cement Group
- Algoma Orchards
- EII-Rod Holdings Inc.

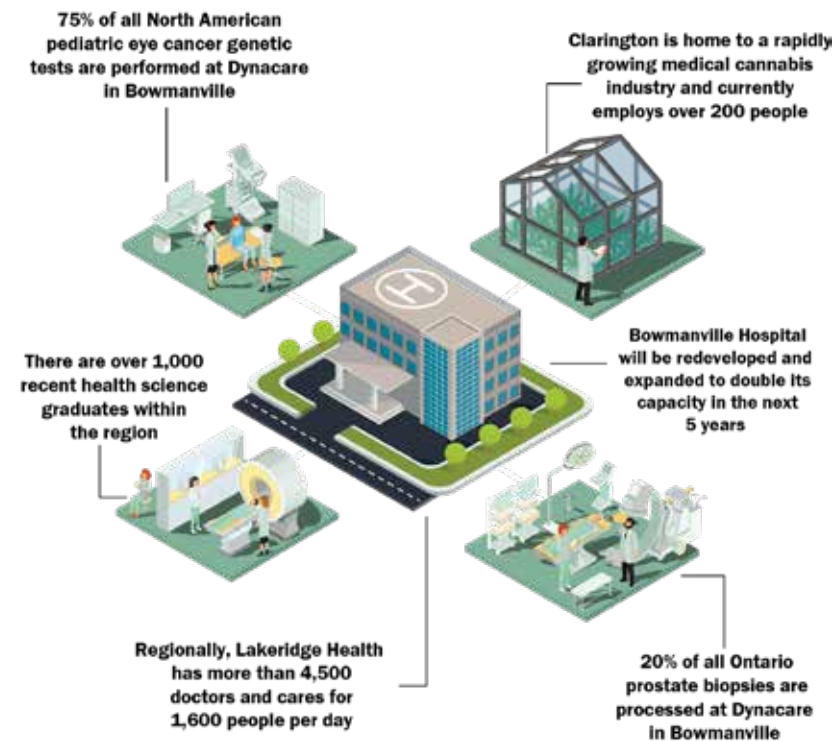
Manufacturing in Clarington.



Energy in Clarington.



Life Science in Clarington.





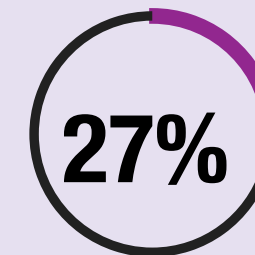
BIKE TRAILS



29%
VISITS TO CLARINGTON
WERE FOR RECREATIONAL
PURPOSES



FISHING



27%
VISITS WERE FOR
LARGE SCALE
ATTRACTIONS



2.2 MILLION
TOURISM RELATED
VISITS IN 2013



\$140 MILLION
IN TOURISM RELATED
REVENUES



BEACHES



600
JOBS IN TOURISM INDUSTRY



ORONO FAIR



APPLE ORCHARDS



BOWMANVILLE ZOO



MORE THAN
150,000
VISITORS TO BRIMACOMBE
SKI HILL EACH YEAR



MORE THAN
300,000
VISITORS TO CANADIAN
TIRE MOTORSPORT PARK
EACH YEAR

CANADIAN TIRE
MOTORSPORT PARK



20
TOURISM ATTRACTIONS
IN CLARINGTON



SKIING

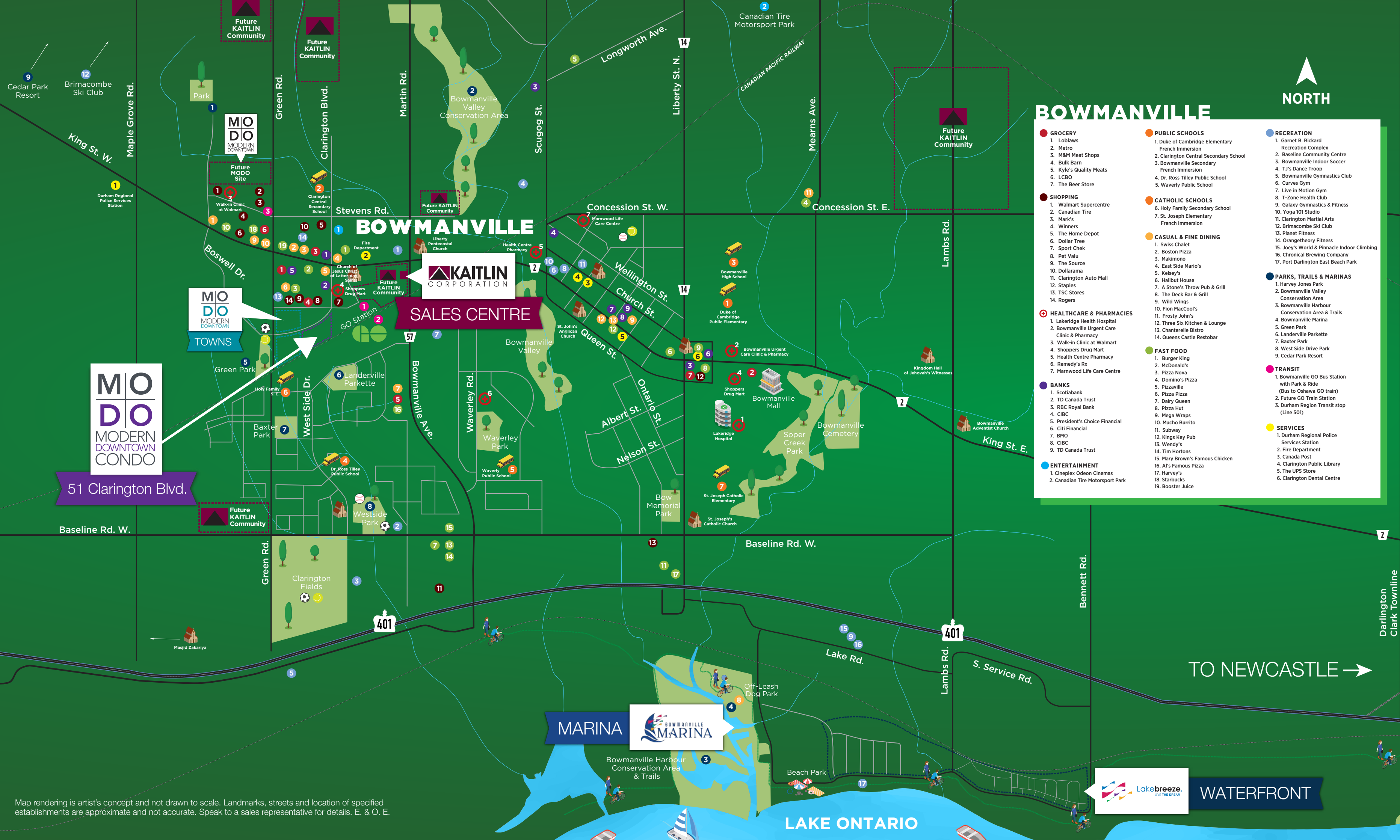
AT MODO CONDO,
PREMIUM QUALITY
COMES STANDARD.





BOWMANVILLE

- GROCERY**
 1. Loblaws
 2. Metro
 3. M&M Meat Shops
 4. Bulk Barn
 5. Kyle's Quality Meats
 6. LCBO
 7. The Beer Store
- SHOPPING**
 1. Walmart Supercentre
 2. Canadian Tire
 3. Mark's
 4. Winners
 5. The Home Depot
 6. Dollar Tree
 7. Sport Chek
 8. Pet Valu
 9. The Source
 10. Dollarama
 11. Clarington Auto Mall
 12. Staples
 13. TSC Stores
 14. Rogers
- HEALTHCARE & PHARMACIES**
 1. Lakeridge Health Hospital
 2. Bowmanville Urgent Care Clinic & Pharmacy
 3. Walk-in Clinic at Walmart
 4. Shoppers Drug Mart
 5. Health Centre Pharmacy
 6. Remedy's Rx
 7. Marnwood Life Care Centre
- BANKS**
 1. Scotiabank
 2. TD Canada Trust
 3. RBC Royal Bank
 4. CIBC
 5. President's Choice Financial
 6. Citi Financial
 7. BMO
 8. CIBC
 9. TD Canada Trust
- ENTERTAINMENT**
 1. Cineplex Odeon Cinemas
 2. Canadian Tire Motorsport Park
- PUBLIC SCHOOLS**
 1. Duke of Cambridge Elementary French Immersion
 2. Clarington Central Secondary School
 3. Bowmanville Secondary French Immersion
 4. Dr. Ross Tilley Public School
 5. Waverly Public School
- CATHOLIC SCHOOLS**
 6. Holy Family Secondary School
 7. St. Joseph Elementary French Immersion
- CASUAL & FINE DINING**
 1. Swiss Chalet
 2. Boston Pizza
 3. Makimono
 4. East Side Mario's
 5. Kelsey's
 6. Halibut House
 7. A Stone's Throw Pub & Grill
 8. The Deck Bar & Grill
 9. Wild Wings
 10. Fion MacCool's
 11. Frosty John's
 12. Three Six Kitchen & Lounge
 13. Chanterelle Bistro
 14. Queens Castle Restobar
- FAST FOOD**
 1. Burger King
 2. McDonald's
 3. Pizza Nova
 4. Domino's Pizza
 5. Pizzaville
 6. Pizza Pizza
 7. Dairy Queen
 8. Pizza Hut
 9. Mega Wraps
 10. Mucho Burrito
 11. Subway
 12. Kings Key Pub
 13. Wendy's
 14. Tim Hortons
 15. Mary Brown's Famous Chicken
 16. Al's Famous Pizza
 17. Harvey's
 18. Starbucks
 19. Booster Juice
- RECREATION**
 1. Garnet B. Rickard Recreation Complex
 2. Baseline Community Centre
 3. Bowmanville Indoor Soccer
 4. TJ's Dance Troup
 5. Bowmanville Gymnastics Club
 6. Curves Gym
 7. Live in Motion Gym
 8. T-Zone Health Club
 9. Galaxy Gymnastics & Fitness
 10. Yoga 101 Studio
 11. Clarington Martial Arts
 12. Brimacombe Ski Club
 13. Planet Fitness
 14. Orangetheory Fitness
 15. Joey's World & Pinnacle Indoor Climbing
 16. Chronical Brewing Company
 17. Port Darlington East Beach Park
- PARKS, TRAILS & MARINAS**
 1. Harvey Jones Park
 2. Bowmanville Valley Conservation Area
 3. Bowmanville Harbour Conservation Area & Trails
 4. Bowmanville Marina
 5. Green Park
 6. Landerville Parkette
 7. Baxter Park
 8. West Side Drive Park
 9. Cedar Park Resort
- TRANSIT**
 1. Bowmanville GO Bus Station with Park & Ride (Bus to Oshawa GO train)
 2. Future GO Train Station
 3. Durham Region Transit stop (Line 50T)
- SERVICES**
 1. Durham Regional Police Services Station
 2. Fire Department
 3. Canada Post
 4. Clarington Public Library
 5. The UPS Store
 6. Clarington Dental Centre



MODERN DOWNTOWN CONDO

51 Clarington Blvd.

Map rendering is artist's concept and not drawn to scale. Landmarks, streets and location of specified establishments are approximate and not accurate. Speak to a sales representative for details. E. & O. E.

TO NEWCASTLE →

MARINA



WATERFRONT

LAKE ONTARIO



PARKS, GREEN SPACE AND A BEAUTIFUL WATERFRONT



QUAINT CAFÉS



COFFEE SHOPS



RESTAURANTS AND BARS



SHOPPING



HISTORICAL DOWNTOWN BOWMANVILLE



TRAILS



POST-SECONDARY EDUCATION



GOLF COURSES

Walking Score

- Walk Score: **63 – Somewhat walkable**

Transit

- GO Station – **4 min walk**
- GO Transit to Toronto – **1 hr 45 min**

Daycares

- Leep Daycare – **3 min drive**
- Waverlea Before and After School Club – **4 min drive**
- B K Child Care Services – **5 min drive**
- Kawartha Child Care Services – **12 min drive**

Universities

- Ontario Tech University – **19 min**
- Durham College – **23 min**
- Centennial College – **36 min drive**
- York University – **47 min drive**
- McLaughlin College – **50 min drive**
- Medix College – **50 min drive**
- Ryerson University – **50 min drive**
- University of Toronto – **54 min drive**
- Humber College North Campus – **55 min drive**
- Smith School of Business in Toronto – **55 min drive**
- Victoria University – **55 min drive**
- George Brown College – **1 hr drive**
- Academy of Learning College – **1 hr drive**
- Canadian College of Business, Science and Technology – **1 hr drive**
- Humber College Lakeshore Campus – **1 hr 10 min**
- Queens University – **1 hr 52 min**

Golf Courses

Within 15 - 20 min drive from MODO

- Harmony Creek Golf Centre Ltd
- Pebblestone Golf Course
- Quarry Lakes Golf & Recreation
- Bowmanville Golf and Country Club
- Ayren Links Golf & Country Club
- Stonehenge Golf Club
- Newcastle Golf and Country Club

Trails

- Rotary Park – **3 min drive**
- Baseline Park – **6 min drive**
- Northglen Neighbourhood Park – **6 min drive**
- Guildwood Park – **7 min drive**
- Bowmanville Off Leash Dog Park – **9 min drive**
- Waterfront Trail – **9 min drive**
- Bowmanville Harbour Conservation Area – **10 min drive**
- Port Darlington East Beach Park – **10 min drive**
- Soper Creek Trail – **10 min drive**
- Tooley's Mill Park – **11 min drive**
- Stephen's Gulch Conservation Area – **12 min drive**
- Orono Crown Lands – **15 min drive**
- Samuel Wilmot Nature Area – **15 min drive**
- Darlington Provincial Park – **17 min drive**