South Banks

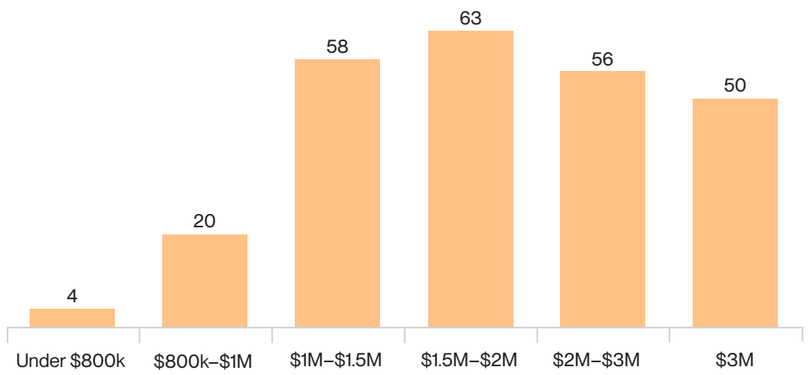
By the Numbers



Mississauga Waterfront Market

Fewer than 1 in 10 active listings are under $1M

Distribution of 252 active low-rise resale listings by asking price, immediate Lakeview Village catchment area



Source: Active MLS freehold listings, Lakeview Village catchment area, 2026

$1.52M

Median price for a 3 bedroom+ home in the area

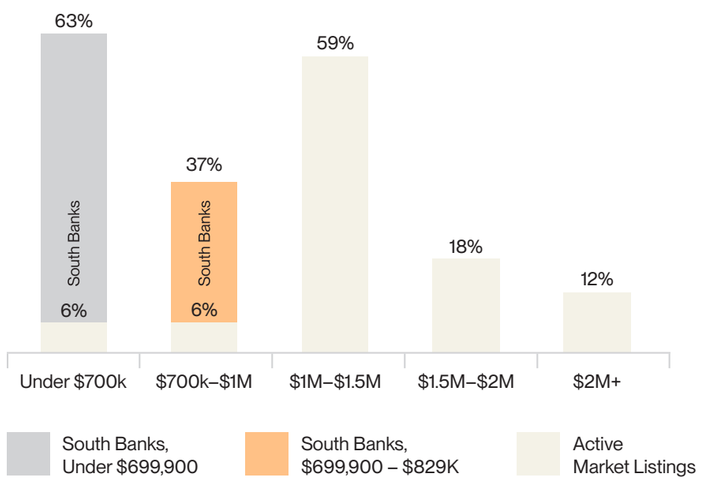
$1.47M

Median price for active low-rise listings in Lakeview, Mississauga neighbourhood

Low-rise resale supply in this waterfront corridor sits almost entirely above $1M — leaving a wide, under served gap below that threshold

South Banks anchors the affordable end of a market priced almost entirely above $1M

South Banks' own unit-price mix layered behind the matching market bracket — both shown as % of total, market = 17 active 3 bedroom condo listings built within the last 5 years



Source: South Banks unit price list; active MLS condo listings, 3BR, built 0–5 years, Lakeview Village / Port Credit waterfront market, 2026

63% of Units

at South Banks are priced under $699,900 — vs. just 6% of active market listings in the same bracket

37% of Units

are priced $699,900–$829K — again, matched against just 6% of the market

100% of South Banks' 3 bedroom inventory sits in the market's two thinnest-supplied brackets

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GTA-Wide Competitive Set

4 bedroom townhomes are genuinely rare — and almost never offered in the marketplace

Based on South Banks' own CMA of GTA pre-construction comparables (condo and freehold)

0 of 16

Amount of 4 bedroom options offered in neighbouring new townhome communities

4

Amount of 4 bedroom options offered in GTA-wide new townhome projects

Source: South Banks CMA

Positive Cash Flow

Positive cash flow from day one — South Banks homes average +$542/month in net cash flow at today's market rents

Monthly Unit Carrying Cost Breakdown

Weighted average across South Banks homes — $662,899

Maintenance Fee	$294
Property Tax	$601
Mortgage (P&L)	$2,727
Insurance	$50
Total Carrying Cost	$3,671 / Month
Market Rent (Comparable Unit)	$4,213 / Month
Net Cash Flow	+ $542 / Month

Calculated at Net HST Price and Based 20% Down Payment, Source: MLS

Connectivity and Transit

A waterfront address with genuine regional GO transit access

South Banks sits between two Lakeshore West GO stations, on the Mississauga-Toronto border near Long Branch. Local MiWay bus routes along Lakeshore Road East link the site directly to both GO stations.

2
GO Stations Nearby

25min
GO Train to Union Station

600km
of Continuous Lake Ontario Waterfront Trail

Source: Google Maps drive-time estimates; Metrolinx GO Transit Lakeshore West schedules, 2026

Lakeview Village Masterplan

South Banks sits inside one of Canada's most ambitious waterfront redevelopments

A self-sustaining live-work-play waterfront destination — not just a housing release. The Innovation District and public realm are what create durable, long-term demand for housing at Lakeview Village.

177 Acre
Waterfront Master Plan

9,000
Jobs Planned

45 Acres
Parkland and Greenspace

1M
Sq. Ft. of Employment Space

1km
Waterfront Pier

200,000+
Sq. Ft. of Retail and Restaurants

Source: City of Mississauga, Lakeview Village subdivision agreement (2024–26 approvals), City of Mississauga; My Lakeview Village (LCPL) project materials, 2026

South Banks by Deco and Opus

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Disclaimer: Maintenance fees include unit, parking, and locker monthly fees. Property tax is based on Mississauga's current residential rate of 1.087901%. Insurance is based on approximate market averages. Market comparable average rents have been sourced from MLS neighbouring listings. This information is for informational purposes only, does not constitute financial, legal, or tax advice, and should not be relied upon — please consult a licensed mortgage, legal, and/or financial professional for more information. All incentives, prices, sizes, and specifications are subject to change without notice. Please consult a sales representative for full details. E.&O.E. 2026. All calculations are based on an 80% down payment, an estimated 3.75% mortgage rate, and a 25-year amortization. Maintenance fees are estimated at $199/month per unit, plus $64.95/month for parking and $29.95/month for a locker, where applicable. All figures are based on current data and are subject to change without notice. For information purposes only and not to be relied upon as financial advice. E.&O.E.