

MOLINARO GROUP

*the rise of
condo investments
in burlington*



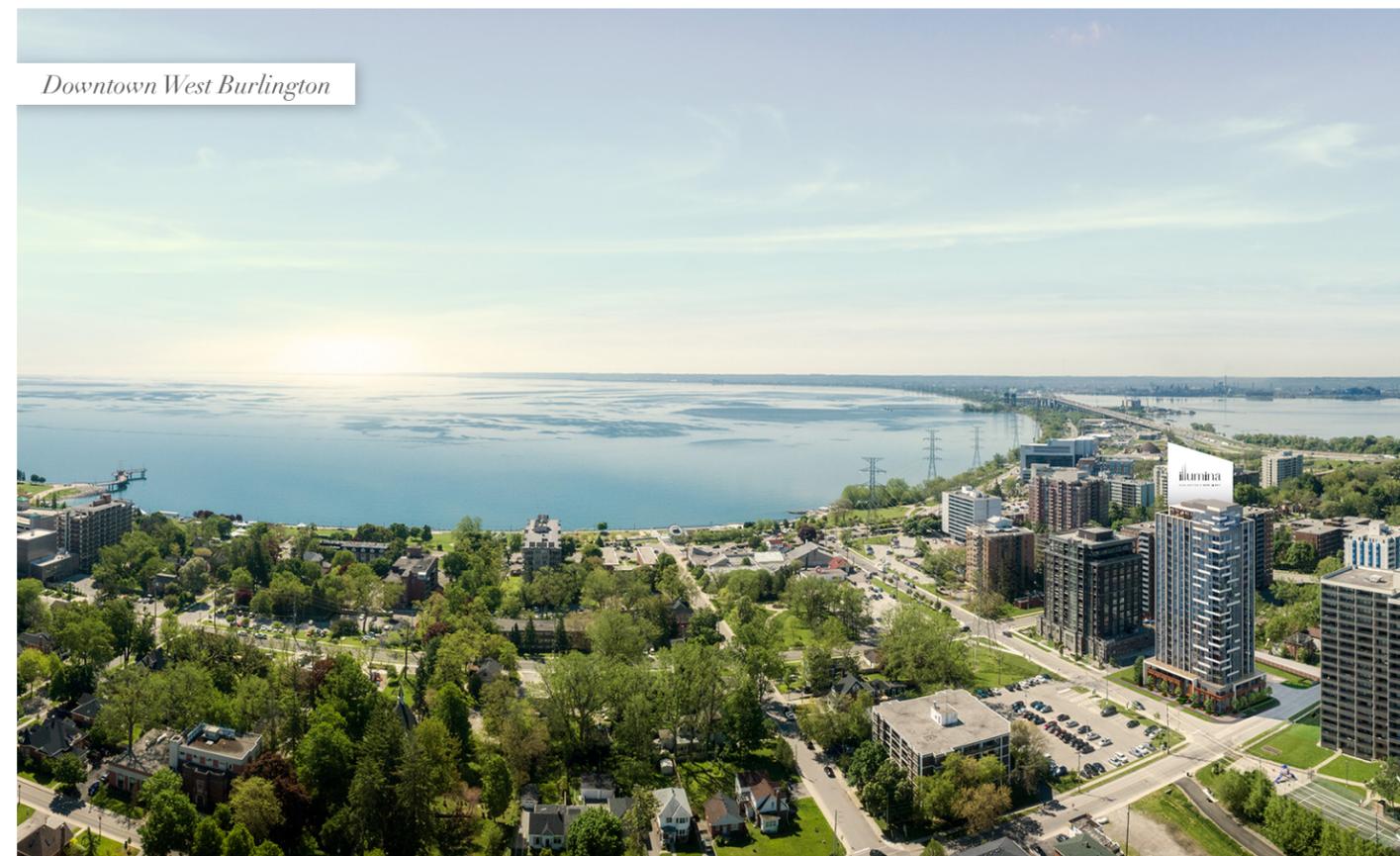
exploring condo investments beyond toronto

For many shrewd investors, real estate continues to be a highly favoured asset class to consider. But like all investments, moving with caution and insight is wise. The reality is, for many real estate investors, the decision to act can come with hefty mortgages that can put you at risk if the market corrects.

It's for this reason, among many others, that you need to make the right decision, at the right time, in the right place. Sometimes, the right time and place converge and today that's looking more and more like it requires thinking outside the Toronto box. Specifically, about 50km outside, in Burlington.

And while Toronto has been the scene of some of the most aggressive activity in condo investment, other markets are worth exploring.

Downtown West Burlington



burlington

a winning city

Maclean's Magazine recently published their ranking of over 400 Canadian cities and awarded Burlington the #1 spot. The ranking took into account various socioeconomic features including wealth and economy, affordability, crime/safety, amenities, health, and weather. Of these criteria, Burlington ranked highest in amenities, safety, and culture & community. In many respects: a real estate investor's dream city.

From its beautiful lakefront amenities to its thriving downtown sector, Burlington has something to offer for everyone. The sheer beauty of its scenic walking trails and flourishing green spaces rival any community in the GTA, and the nightlife has something to offer whether you're looking for gourmet dining or good times. It's worthwhile to note that Burlington was also Money Sense Magazine's best mid-sized city for several years running.

If anyone knows the value of Burlington it's probably Vince Molinaro, President of the Molinaro Group, one of the city's most accomplished developers.

"Burlington has it all, plain and simple," says Vince. "It's beautiful, family-friendly, and ideally located between Toronto and Niagara Wine Country. With festivals, the lakefront, great shopping and so many natural attractions all around it, Burlington is hard to beat."



a winning builder

the illumina team: committed to excellence

It's only natural for Vince to be a Burlington booster - his family-owned development firm has been a mainstay on the Burlington scene for years. The Molinaro Group puts innovation and originality at the heart of all their projects - and their methods are consistently optimized to stay fresh in an ever-changing real estate landscape.

Creating better developments has always offered the opportunity to build a better future for Burlington, says Vince. "By consistently creating and delivering premium quality projects, we set the standard for intelligent, respectful, and high-value real estate that enhances the already enviable lifestyle Burlington has to offer."

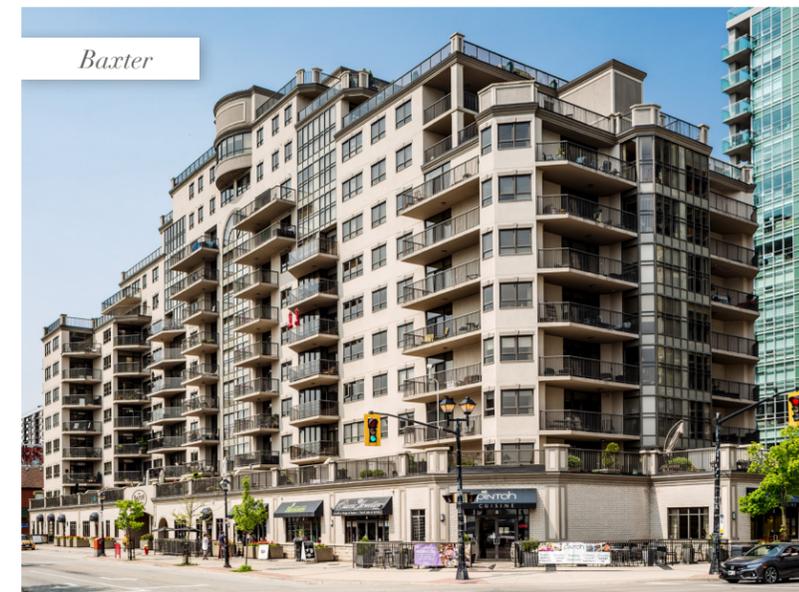
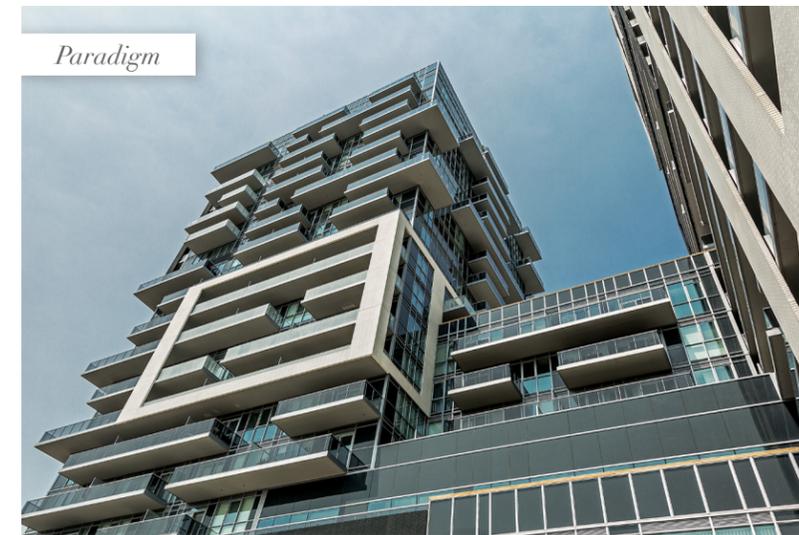
When considering a real estate investment, finding a developer who has a track record of success, particularly in a defined marketplace, is a definite plus. It's always good to look for a developer who's connected to the community, beyond just bricks and mortar.

Take the Molinaro Family for example. They have contributed to the success of Burlington through charitable efforts, including a \$1 million donation to the Joseph Brant Hospital. The group takes every opportunity to be vocal advocates for the city their family has helped build.

Since their humble beginnings in 1963, the Molinaro Group has developed over 10,000 residential units and more than one million square feet of commercial real estate. From land use to architecture, from amenity designs to suite finishes, they focus on delivering excellence in every aspect of their projects. These are just the kind of attributes that smart investors are looking for in a developer.



From left: Robert Molinaro, Vice President; Sam DiSanto, Managing Director; Vince Molinaro, President



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a winning product

exquisite design redefines the neighbourhood

If you're seriously considering a real estate investment, certainly the location is important, as is the reputation of the builder/developer. But most important of all, you need to be excited with the condominium itself.

Few condominiums in Toronto or otherwise offer the excitement that Paradigm has created in Burlington. It is a sterling example of masterful land use in an underappreciated area of Burlington, combined with unique, contemporary architecture and a stunning array of amenities. Created by the Molinaro Group, Paradigm

is a multi-award-winning development, recognized by the Ontario Home Builders' Association with their Award of Distinction for "Most Outstanding High-Rise Building."

"We're very honoured by the awards and recognition Paradigm has received. It certainly has inspired us to keep raising the bar, offering a higher standard of quality for owner-occupants, and investors alike," says Molinaro Managing Director Sam DiSanto. If raising the bar is what Molinaro Group is committed to doing, they certainly seem to be on track with their latest development, Illumina.



Rooftop Party Room

Located in Burlington's downtown west area, Illumina is an elegant, luxurious condominium residence, just steps from the majesty of Lake Ontario and a short walk to Downtown Burlington.

Its amenities include a richly appointed hotel-inspired lobby, a fully-equipped fitness studio, and a spectacular rooftop party room that opens to a breathtaking outdoor terrace offering panoramic views of the Burlington skyline, the skyway bridge, and the glistening waters of Lake Ontario.

Molinaro Group Vice President Robert Molinaro is quick to point out that Illumina will light up the Burlington skyline. "We're really proud to be bringing a condominium of Illumina's stature to Burlington. It's elegant, understated, and located so that our buyers will get the very best of Burlington right at their doorstep."

Investing in condominium real estate remains a popular way to expand one's asset allocation. Finding the right location, partnering with the right developer, and picking the right condominium unit are the fundamentals for success.

As you explore your investment options, keep Burlington in mind as an important destination. It's one of Canada's best cities, offering a charming lifestyle, a convenient location, and exciting condominium investment opportunities.

"Burlington is a great place to invest," says Vince Molinaro. And he ought to know, given his family has been creating condominium success stories there for decades.



Rooftop Terrace



Streetscape



Lobby

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*courtesy of
Tourism Burlington*