

# CHART OF THE WEEK

Analyzing the current macroeconomic environment is the foundation for all of SkyPoint's research

## Net Migration of Major Canadian Urban Centres

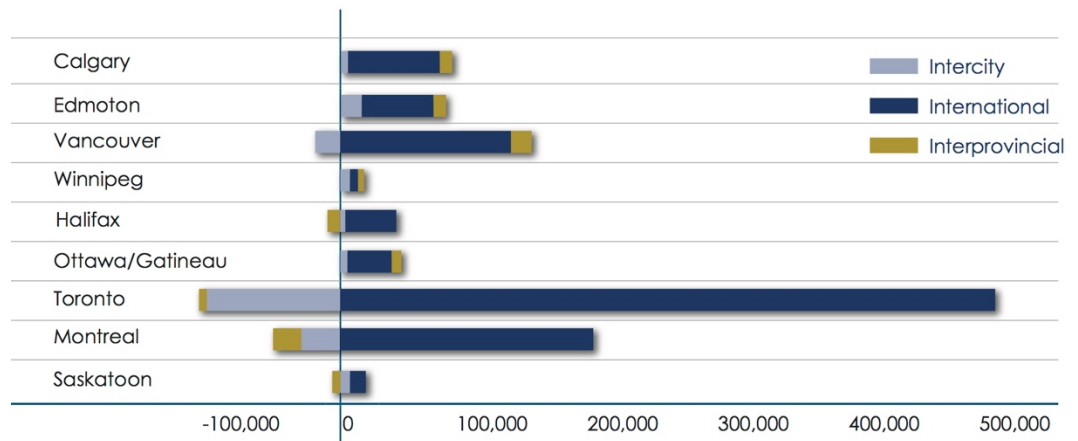
While many parts of the world are increasingly closing their borders to immigrants, Canada remains a top destination for international immigrants. In particular, Toronto has become globally recognized as a top destination for international immigrants. Over the next five years, Toronto is forecast to attract over 100,000 new international immigrants annually. As a result, Toronto is known as one of the most culturally diverse cities in the world, with half of the city's residents identifying as a visible minority.

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**NET MIGRATION 2015-2019**



Source: Conference Board of Canada

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To put this in perspective, Toronto is forecast to attract more than twice as many international immigrants as the next most popular destination, Montreal. So what does this mean for Toronto's real estate market? Strong population growth coupled with strong job growth in the region has created a strong demand for housing. In particular, Toronto's multifamily rental market will continue to benefit from strong immigration numbers, as new immigrants have a very high propensity to rent. A recent study found that less than half of immigrants are homeowners three years after landing in Canada.<sup>1</sup>



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<sup>1</sup> "The Housing Experiences of New Canadians", Citizens and Immigration Canada



## Inspired living in the heart of Toronto's Entertainment District

40 Widmer is located in the heart of Toronto's Entertainment District. A vibrant neighbourhood, the Entertainment District is home to some of the nation's most iconic landmarks including the CN Tower, Rogers Centre, Air Canada Centre, Princess of Wales Theatre, TIFF Bell Lightbox and many more. It is the city's cultural centre for sports, dining, nightlife, and the arts.

## We're not making concessions by making a more traditional, suburban-type condo.

OpArt Lofts is located in the Kerr Village neighbourhood of Oakville, one of North America's fastest growing regions. OpArt Lofts features a stunningly modern design consisting of two, eight-storey towers atop a two-storey podium. Designed by the acclaimed firm of Teeple Architects, two white towers spangled with black-framed windows in jaunty patterns reflect the eye-popping Op Art painting style of the 1960s.



## About SkyPoint

SkyPoint Realty Partners (SkyPoint) is the first company to bring institutional grade multifamily real estate investments to Asia. SkyPoint was formed to provide Asian investors access to Class A North American multifamily real estate opportunities. SkyPoint combines macroeconomic fundamentals with local in-depth market intelligence to deliver trusted research on current North American real estate trends and opportunities to the international market.

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