

# Chart of The Week

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

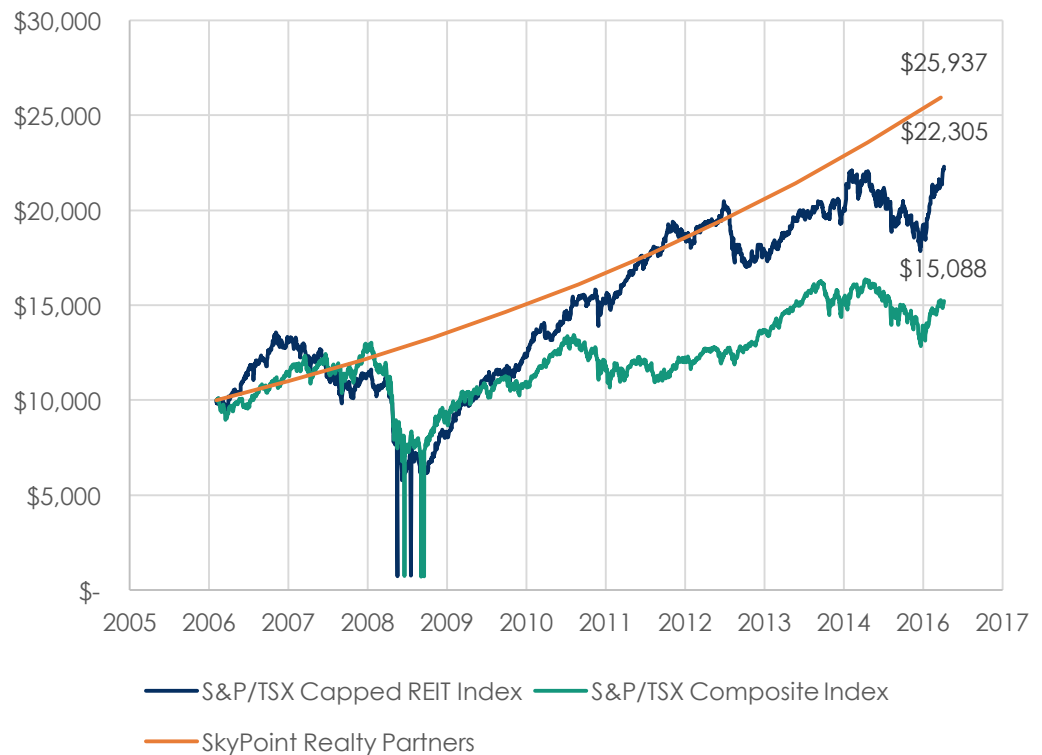
## ***The expensive reality of investing through a REIT structure***

Canadian publically traded REITs have garnered much attention in recent years – and for good reason, the S&P/TSX Capped REIT Index had 10 year annual returns of 8.54% compared to just 4.61% for the S&P/TSX Composite Index (Canada's headline index for the equity market).

---

*While publically traded REITs clearly outperformed the equity market, investing through a REIT structure is an expensive method to invest in real estate – in this case costing an investor over \$3,600.*

---



**Source: SkyPoint Realty Partners (data from S&P Dow Jones Indices)**



REALTY PARTNERS LIMITED

Tel: +852 3180 9284

Email: [Info@skypointrp.com](mailto:Info@skypointrp.com)

[www.skypointrp.com](http://www.skypointrp.com)

Unit 1506, 100QRC

100 Queens Road Central

Hong Kong SAR

An investment of \$10,000 in May of 2006 would be worth \$22,305 and \$15,088 respectively in May of 2016. The chart also compares a potential SkyPoint investment in which a fixed 10% return compounded annually is realized over the same time frame. A \$10,000 investment made in 2006 would be worth nearly \$26,000 in 2016. In this hypothetical situation, the fixed return significantly outperformed both the Canadian REIT and equity markets. While publically traded REITs clearly outperformed the equity market, investing through a REIT structure is an expensive method to invest in real estate – in this case costing an investor over \$3,600.



## 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.



REALTY PARTNERS LIMITED

Tel: +852 3180 9284

Email: [Info@skypointrp.com](mailto:Info@skypointrp.com)

[www.skypointrp.com](http://www.skypointrp.com)

Unit 1506, 100QRC

100 Queens Road Central

Hong Kong SAR

*This report is provided by SkyPoint Realty Partners Ltd. It is for informational and educational purposes only as of the date of writing, and may not be appropriate for other purposes. The views and opinions expressed may change at any time based on market or other conditions and may not come to pass. This material is not intended to be relied upon as investment advice or recommendations, does not constitute a solicitation to buy or sell securities, mortgages or other investments and should not be considered specific legal, investment or tax advice. The report does not provide material information about the business and affairs of SkyPoint Realty Partners Ltd. and the author is not a spokesperson for SkyPoint Realty Partners Ltd. with respect to its business and affairs. The information contained in this report has been drawn from sources believed to be reliable, but is not guaranteed to be accurate or complete. This report contains economic analysis and views, including about future economic and financial markets performance. These are based on certain assumptions and other factors, and are subject to inherent risks and uncertainties. The actual outcome may be materially different. SkyPoint Realty Partners Ltd. does not represent, warrant or guarantee the accuracy, correctness and completeness of the information. SkyPoint Realty Partners Ltd. and its affiliates and related entities shall not be liable for any errors or omissions in the information, analysis or views contained in this report, or for any loss or damage suffered in reliance upon such information.*