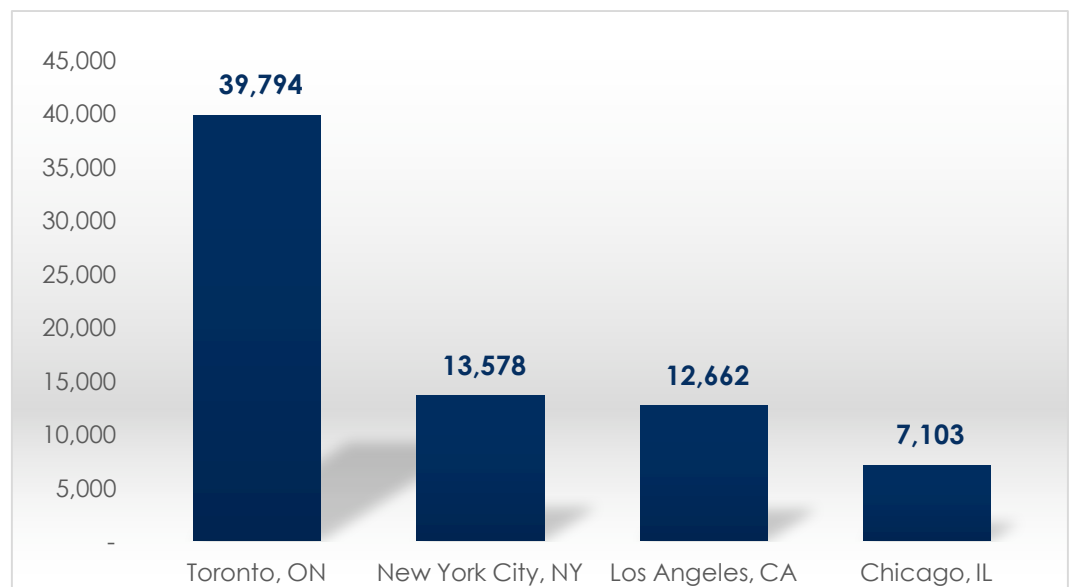


Chart of The Week

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

Toronto's household formation is approximately 3x that of New York and Los Angeles

Based on projections of population, household formation is the underlying driver of long-term demand for new housing. Strong immigration and employment growth are leading the surge of household formation in Toronto.



Source: Data from Statistics Canada, US Census Bureau

Each year, Toronto attracts around 100,000 new international immigrants, many of them highly educated.

Each year, Toronto attracts around 100,000 new international immigrants, many of them highly educated.¹ In fact, about three quarters of Toronto's population growth comes from immigration, a trend that is expected to continue in the future. In terms of jobs, Toronto's employment surged an impressive 5.5% in 2015.²

On the supply side, Toronto's new home supply is staying in line with the annual household formation. Total housing starts will range from 35,000-43,500 over the next two years.³ Apartment starts will continue to dominate housing construction as land for development is in tight supply. The tight housing supply and strong demand has both high rise and single-detached home absorption levels at all-time highs.



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¹ Conference Board of Canada

² National Bank Financial Markets

³ "Housing Market Outlook", CMHC



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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