

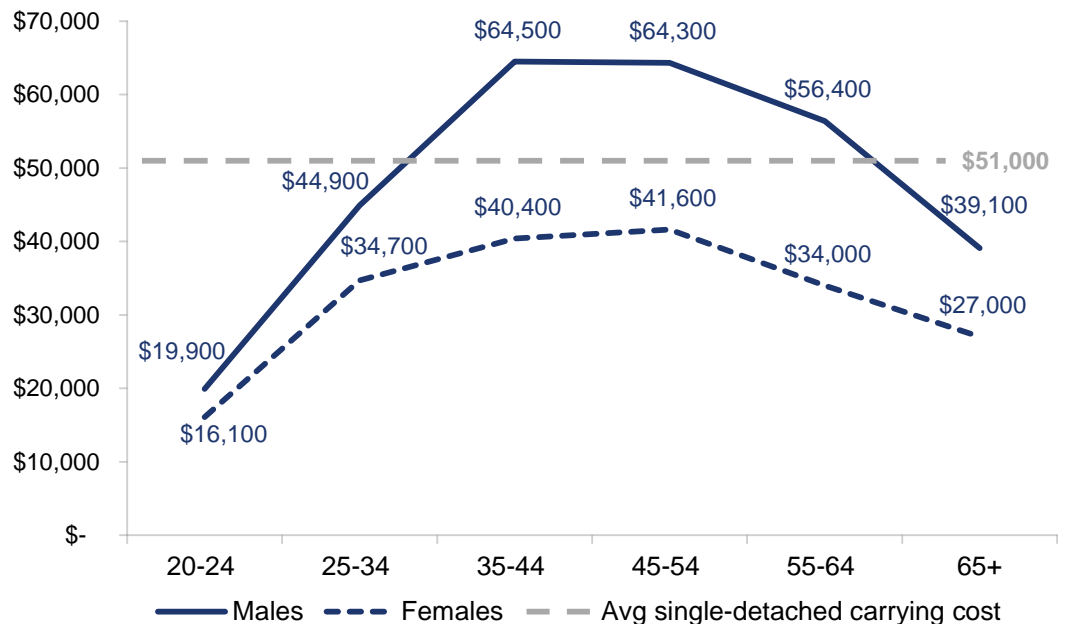
Chart of The Week

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

Generation Rent: Toronto's Millennials

With housing prices up another 21.5% year-over-year in the Greater Toronto Area (GTA), the housing affordability picture continues to look bleak for millennials.¹ Limited supply of serviced land coupled with strong housing demand has created a housing market that is simply unaffordable for millennials.

Average Incomes and Single Detached Carry Costs



Source: Statistics Canada, CMHC

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REALTY PARTNERS LIMITED

Tel: +852 3180 9284

Email: Info@skypointrp.com

www.skypointrp.com

Unit 1506, 100QRC

100 Queens Road Central

Hong Kong SAR

As today's Chart of the Week shows, the average 20-34 year old earns significantly less than the amount required to cover the carrying costs of an average home in the GTA. This housing affordability problem throughout the GTA has created strong rental demand, leading to historic low vacancy rates and strong rent growth. This is a trend that is expected to continue as more and more young people develop a renter mentality.

¹ Toronto Real Estate Board, September 2016



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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