

Chart of The Week

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

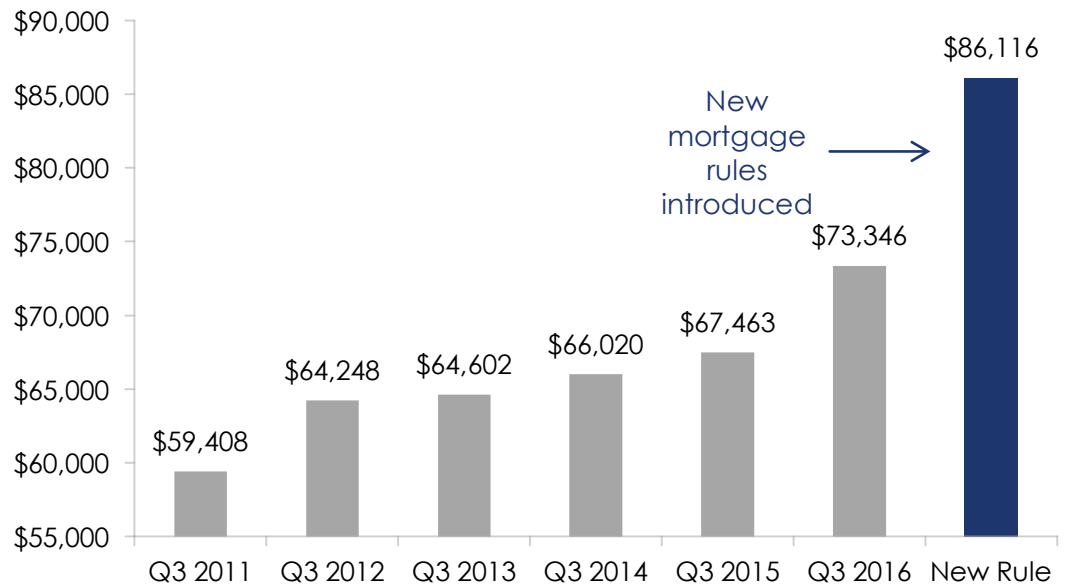
Required income to purchase average Toronto condo jumps 28% in 2016

In the last five years, the income required to purchase an average priced condo apartment increased by 45%. An astounding \$86,116 is now required to purchase the average condo in Toronto, compared to just \$67,463 one year ago. While condos are typically seen as an entry point into the homeownership market, significant price appreciation coupled with new stricter mortgage rules will push many potential first-time homebuyers out of homeownership and into the rental market.

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Income Required to Purchase Average Price Condo Apartment*

Greater Toronto Area: Q3 2011 to Q3 2016



*Based on five-year mortgage rates, 10% down payment, and maximum GDS ratio of 39%

Source: Urbanation Inc., TREB/MLS, Statistics Canada

The Liberal government has announced major changes to Canada's housing rules, aimed at curbing Canada's red hot real estate market. These changes will significantly impact homeowners and push more people into the rental market as these rules make obtaining a mortgage significantly more difficult. Toronto's already tight rental market will see further rent appreciation and pressure on vacancies.



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November 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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