

# Chart of The Week

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

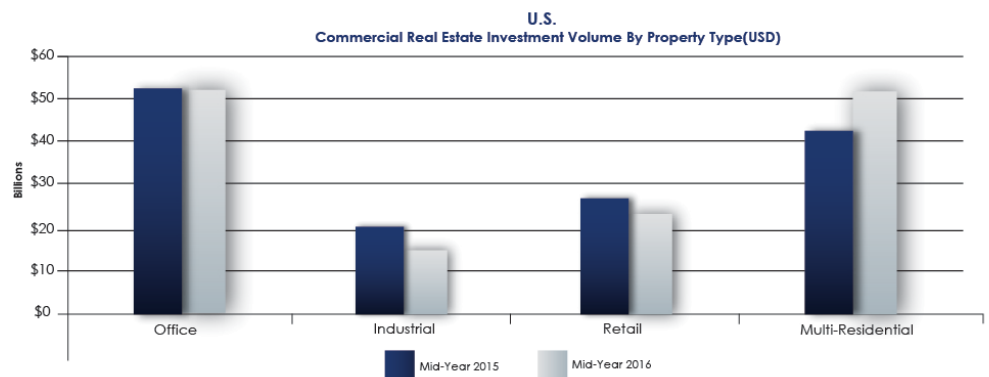
## US Multifamily Investment Surges in H1-2016

The first half of 2016 saw investment in multifamily assets surge by 19% compared to same time period one year ago. While investment in multifamily assets surged, the overall US sales volume dropped relative to the first half of 2015. The office sector remained the top asset for investment (\$51.2 billion), with the multifamily sector a very close second (\$50.6 billion).<sup>1</sup> The demand for both retail and industrial assets appears to be easing, with sales dropping in both sectors relative to the same period last year. In terms of location, New York and Los Angeles remained at the top with 15% and 10% shares of total US investment respectively.

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*Strong employment gains amongst millennials, restricted new supply, and lower homeownership rates are some of the main forces driving investment in multifamily assets.*

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Source: Avison Young

Strong employment gains amongst millennials, restricted new supply, and lower homeownership rates are some of the main forces driving investment in multifamily assets. Despite the significant increase in investment, a survey of industry professionals still found that 65% of respondents think apartment values will increase over the coming year.<sup>2</sup>



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<sup>1</sup> Avison Young Commercial Real Estate Investment Review Fall 2016

<sup>2</sup> Marcus & Millichap Commercial Real Estate Investment Outlook Third Quarter 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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