

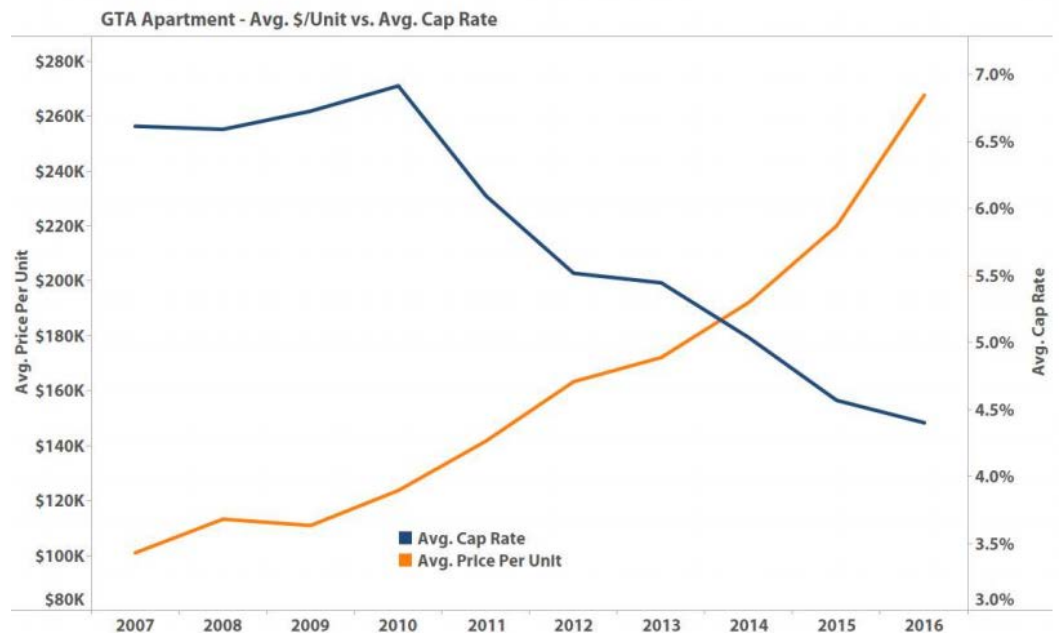
Chart of The Week

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

Average Apartment Price in Toronto

With housing affordability on the decline throughout the Greater Toronto Area (GTA), apartment values increased significantly in 2016. As ownership costs as a percentage of median income reached a level not seen since 1990, rental vacancies reached record lows.¹ The strong rental demand, in part from potential buyers priced out of the homeownership market, coupled with a lack of supply has created an aggressive bidding environment for existing units.

As of November 2016, the average price per unit reached \$267,604 up from \$219,980 a year prior.



Source: Altus Group



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As of November 2016, the average price per unit reached \$267,604 up from \$219,980 a year prior. In addition, the average cap rate fell 17 basis points from 2015 to just 4.40%. With home affordability continuing to deteriorate throughout the GTA, 2017 should see continued apartment cap rate compression and strong price growth.

¹ RBC Housing Trends and Affordability December 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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