

Chart of the Week

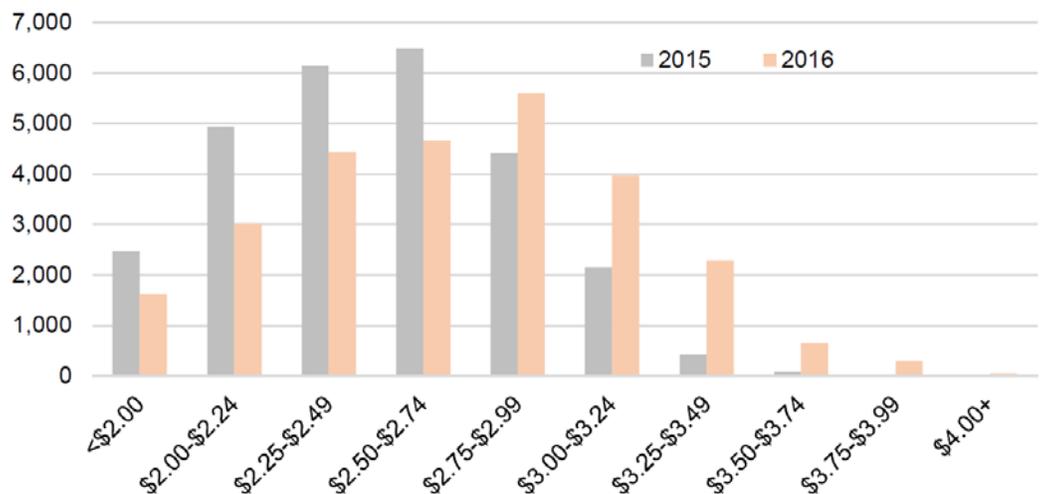
Analyzing the current macroeconomic environment is the foundation for all of SkyPoint's research

Toronto rents shifting above the \$3.00 per square foot (PSF) mark

Toronto's hot homeownership market is having spillover effects into the rental market, with the number of units renting above \$3.00 PSF increasing 167% in 2016. According to Toronto-based market research firm, Urbanation, the strongest growth in the rental market was in the high-end luxury projects renting between \$3.75 and \$3.99 PSF. In 2016, 290 units were leased in this high-end segment, up from just 23 in 2015 (an additional 51 units were leased above \$4.00 PSF).

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**Number of Units Leased by Project Average Index Rent Range
Greater Toronto Area: 2015 vs. 2016**



Source: Urbanation Inc., TREB/MLS

The pick up of rental activity in the high-end segment of the market is welcome news for multifamily investors and developers. Looking ahead, the combination of high homeownership costs, strong immigration numbers, and steady employment growth should continue to create robust demand in the Greater Toronto Area's high-end rental segment.



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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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