

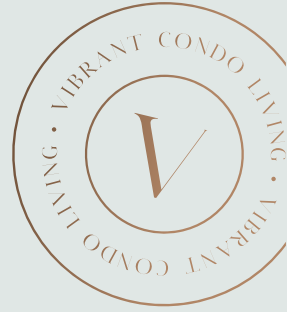
VERDE

LIVING



REA—
SONS

TO INVEST



Why invest in Kitchener — the facts speak for themselves!

1 FANTASTIC VALUE OPPORTUNITY

**Your money
gets you farther
in Kitchener.**

A pre-construction
high rise home in
Kitchener is

58% OF THE
PRICE

of a pre-construction
high rise home in
Toronto

(for high rise product, Q4 2021)

Average pre-construction price:

KITCHENER | COMPARED TO | **GREATER TORONTO AREA**

\$672,390¹

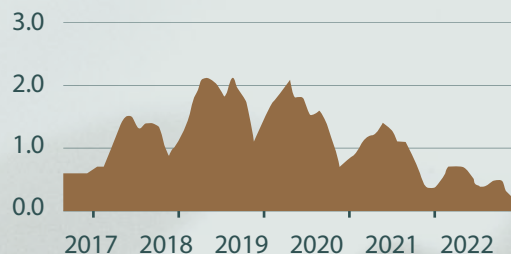
\$1,163,924²

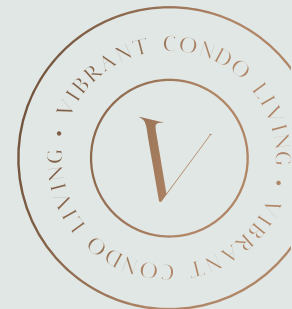
2 A SHORTAGE OF SUPPLY

**The Kitchener market is at almost
ZERO MONTHS of available inventory.**

The amount of inventory
currently available on the
market will get absorbed
in **less than 1 month.**

Kitchener-Waterloo Association of realtors





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3 TREMENDOUS PRICE GROWTH

**KW condo prices
are growing at a
FASTER RATE
THAN THE GTA**

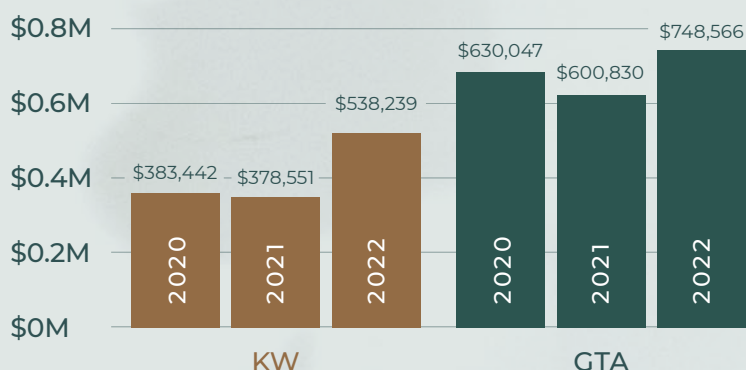
KW growth
is a whopping **42%⁵**

— COMPARED TO —

The Greater
Toronto Area **25%⁶**

(Year over year growth, January 2021
compared to January 2022).

**January average sale prices:
Resale condos**



Kitchener-Waterloo Association of realtors (kwar.ca), TREBB Market Watch Reports (trebb.ca)

4 KITCHENER IS BOOMING

**Kitchener is
THE 10th
most populated
city in Ontario⁷**

Kitchener's population
is expected to grow

33% FROM
2016 TO
2041⁹

Kitchener is the
4th largest
most populated city in Ontario,
behind Toronto, Ottawa & Hamilton⁸

Kitchener is one of the **fastest growing
metropolitan areas in Canada.⁹**

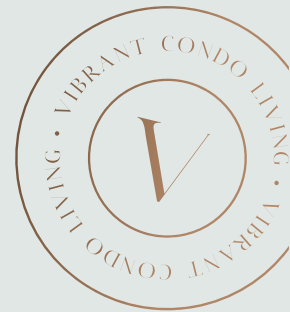
⁵ Kitchener Waterloo Association of Realtors. Stats Report. January 2022.2 Altus Group. GTA High Rise Projects, December 2021.

⁶ Toronto Regional Real Estate Board. Market Watch January 2022. Condo Apt, Average Price, Total.

⁷ canadapopulation.net/kitchener-population/#:~:text=Kitchener%20is%20Canada's%2010th,km2%20(52.85%20sq%20mi).

⁸ canadapopulation.net/kitchener-population/#:~:text=Kitchener%20is%20also%20the%204th,499%20C025%20by%20end%20of%202022.

⁹ City of Kitchener – Housing Needs Assessment Report



Why invest in Kitchener — the facts speak for themselves!

5 KITCHENER HAS A ROBUST RENTAL MARKET

Rental prices in Kitchener have been continuously climbing for the past 12 years.

The average rent for a property increased

41% FROM 2009 TO 2019

In 2020, the average asking price for a two-bedroom apartment was around

\$1,950/month¹⁰



Kitchener Rental rates are comparable to **Toronto (93%) & GTA (98%)** of their rental rates.



Kitchener Rental Rates were the **fastest-growing rates in Canada.** The rental rates soared between

10-17%¹¹

DEPENDENT ON UNIT SIZE




Rental vacancy rates are at an all time low.

Kitchener vacancy rate on a 1 bedroom:

COMPARED TO

Toronto vacancy rate on a 1 bedroom:

1.9% 

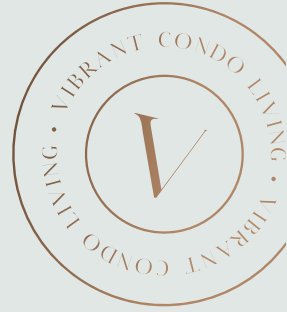
4% 

Kitchener overall at **2.1%** versus Toronto overall at **3.4%¹²**

¹⁰ kitchener.ctvnews.ca/it-is-high-kitchener-rental-prices-outpacing-average-income-officials-say-1.5564155

¹¹ fivewalls.com/articles/why-kitchener-waterloo-is-a-great-place-to-buy-property-real-estate#:~:text=Kitchener%20Rental%20Rates%20were%20the,steady%20growth%20continues%20in%202020.&text=The%20region%20has%20one%20of,as%20low%20tenant%20turnover%20rates.

¹² CHMC Rental Market Report, January 2021



Why invest in Kitchener — the facts speak for themselves!

6 TOP EMPLOYERS



7 THE SILICON VALLEY OF THE NORTH

Kitchener-Waterloo has been dubbed Silicon Valley North, as it has the **highest density of tech start-ups in Canada**, and the second-highest in the world. There are over 30,000 new jobs through companies like Faire, Opentext, and thousands of other start-ups.

15,000

TECH COMPANIES

5,200

START-UPS

200,000

TECH WORKERS



8 HOME TO WORLD-RENOWNED SCHOOLS

Verde Living is within a **15-minute driving radius** of these major post-secondary institutions:



The University of Waterloo totaled **52,000+ enrollments** in 2019 and 2020



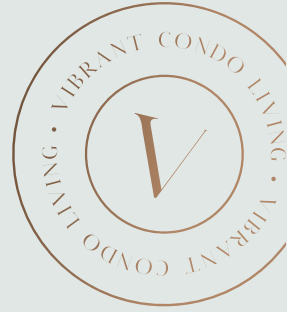
The Lazaridis School of Business & Economics is one of the **most prestigious schools** in Canada



Conestoga College's **new downtown Kitchener campus** opened in 2020



The Waterloo Regional Campus boasts an **incredible, state-of-the-art anatomy lab**



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9 CONNECTIVITY

There will be two-way, all-day GO trains between Kitchener & Toronto **before 2024.**

\$44 M
EXPANSION PROJECT

Region of Waterloo International Airport will be doubled in size to meet the demands of this rapidly growing community.¹³

Distance from Verde Living:

2 Minutes to Grand River Transit stop

6 Minutes to LRT stop

12 Minutes to Kitchener GO Station and Via Rail

17 Minutes to Region of Waterloo International Airport



Waterloo Region's light rail transit system, the ION, was completed in 2019 and offers a total of **19 stations**.¹⁴

Stage 2 of its expansion is set to commence, which will offer service from Kitchener to Cambridge.



¹³ kitchener.ctvnews.ca/construction-underway-on-waterloo-international-airport-s-44m-expansion-1.5622990

¹⁴ regionofwaterloo.ca/en/exploring-the-region/stage2ion.aspx

Transit map: rapidtransit.regionofwaterloo.ca/en/projectinformation/system.asp