

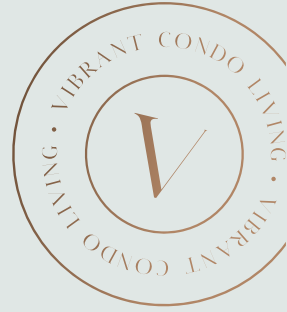
VERDE

LIVING



REA—
SONS TO INVEST

VERDELIVING.CA



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

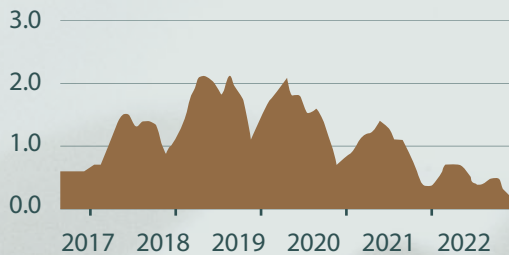
\$1,163,924²

2 A SHORTAGE OF SUPPLY

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

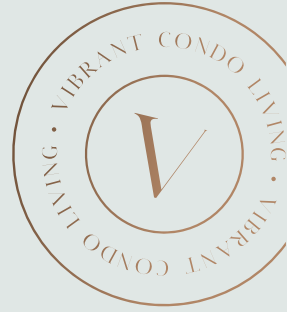
The amount of inventory currently available on the market will get absorbed in **less than 1 month.**

Kitchener-Waterloo Association of realtors



1 Altus Group. GGH Report High Rise Projects, December 2021
2 Altus Group. GTA High Rise Projects, December 2021.

3 Altus Dashboard and GGH Report December 2021 for Q4-2021.
4 Altus GTA Market Reports Downtown Core, October 2021, November 2021, December 2021.



Why invest in Kitchener — the facts speak for themselves!

3 TREMENDOUS PRICE GROWTH

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

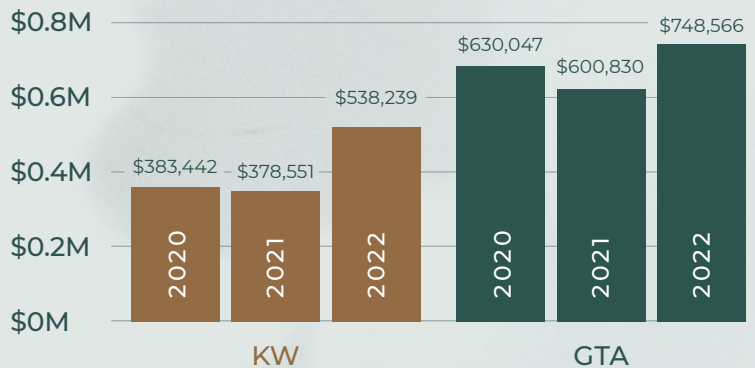
KW growth is a whopping **42%**⁵

— 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

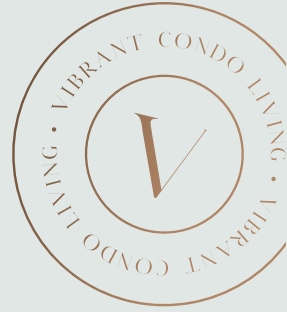
5 Kitchener Waterloo Association of Realtors. Stats Report. January 2022.2 Altus Group. GTA High Rise Projects, December 2021.

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%2025%20by%20end%20of%202022.

9 City of Kitchener – Housing Needs Assessment Report



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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% 

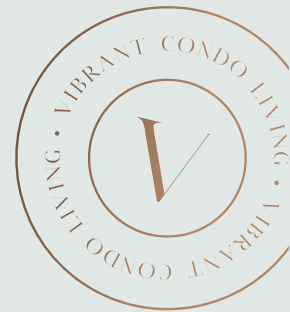
4% 

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.](https://www.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



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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



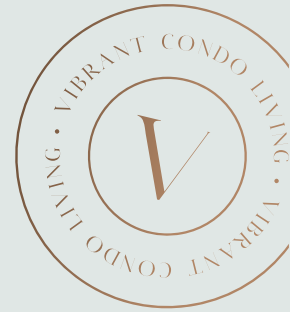
The Lazaridis School of Business & Economics is one of the **most prestigious schools** in Canada



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