



WHY HAMILTON
IS GREAT FOR REAL ESTATE INVESTMENTS?





HAMILTON'S

ECONOMIC LANDSCAPE TODAY



One of Canada's
Most Diversified Economies

\$33.5B GDP

(2021 Forecast -
Conference Board
of Canada)

McMaster is
ranked **TOP 75**
in the world by
Times Higher
Education

581,722

Population
(2021)

HOPA is the
largest/busiest
port of the
Canadian Great
Lakes and the
largest/busiest
in Ontario

421,900

Labour force
(Hamilton CMA)

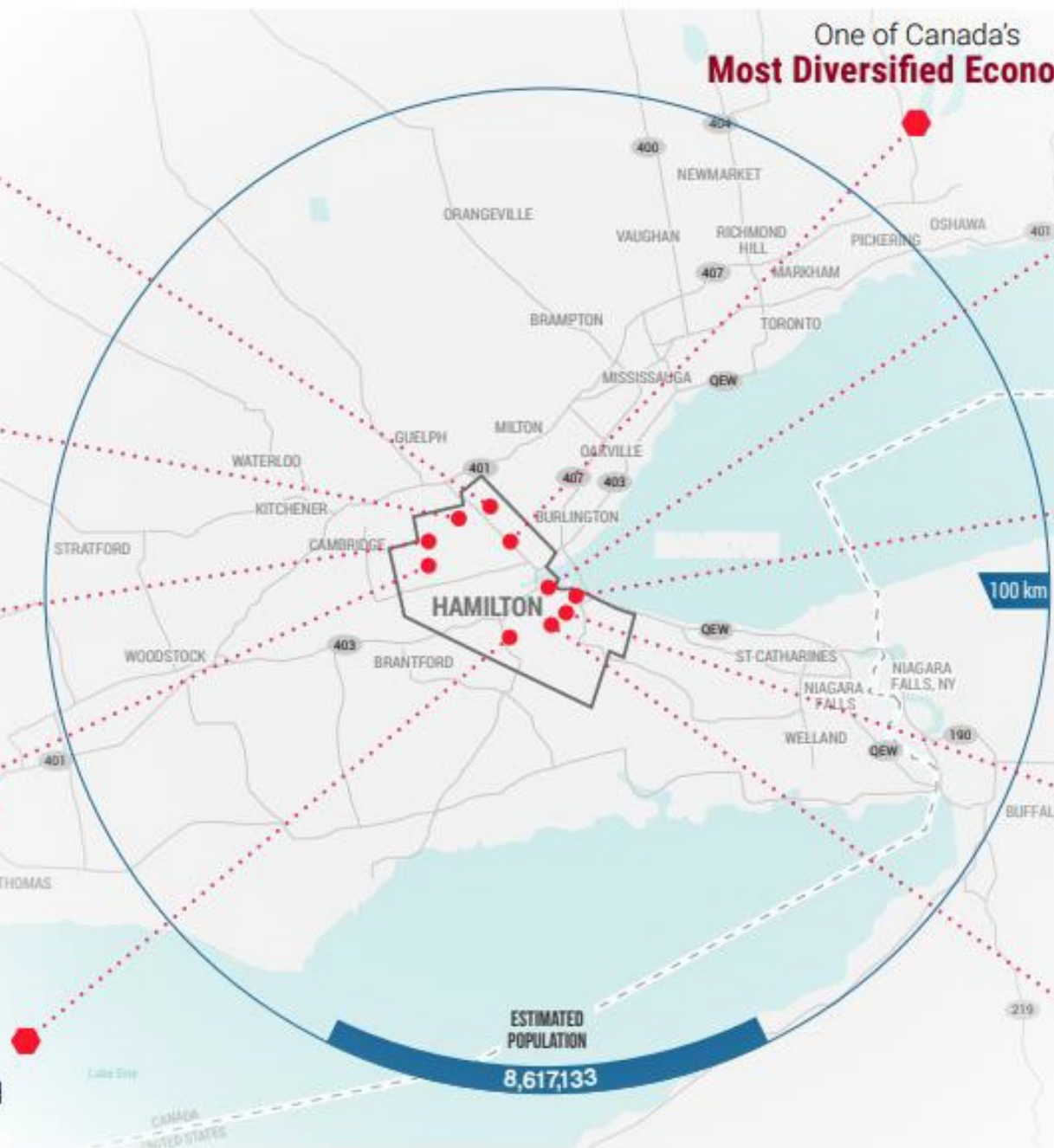
Hamilton Health Sciences
is the **2nd** largest hospital
network in Ontario and
the City of Hamilton's
largest employer

All day,

two-way GO
Transit between
Hamilton and
Downtown
Toronto

John C Munro Hamilton
International Airport is
Canada's **busiest** expedited
overnight cargo airport

Mohawk is ranked
TOP 5 Research
College in Canada



TOP 7
Intelligent Community
(2018, 2020)

15,782
number of businesses
with employees in Hamilton

63,936
Post secondary
enrollment

Agriculture **\$1B**
economic driver

\$6.5B+
estimated building permit
values (2016-2020)

6.3M sq. ft.
of Commercial/
Industrial added
from 2016-2020

3rd largest cluster of film
businesses in Canada



Canadian Cities
for Youth -
2nd overall (2021)

238KM
of street cycling
infrastructure

154KM
of major
multi-use trails

A Designated **Foreign
Trade Zone Point**

1 in 4 Hamiltonians
were born in another
country (2016 Census)

30,000
People who live in Hamilton
work in the Creative Industries

Recognized as **7th**
in the world for
independent musicians
per capita

STRETCH TARGETS 2022-2025

1. Add seven million square feet of new Industrial/Commercial space
2. Generate a total of \$2.5 billion in Industrial/Commercial construction value
3. Increase Hamilton's shovel-ready land supply by 500 acres
4. Increase immigration to Hamilton by 25% by 2025
5. Reduce downtown office vacancy rate to pre-pandemic levels by 2023 (2019 as benchmark)
6. Invest a minimum of \$1 million in tourism development from the Municipal Accommodation Tax program
7. Attract five major events that generate a total combined economic impact of at least \$50 million
8. Increase transit ridership to pre-pandemic ridership levels by 2023
9. Increase film production activity within Hamilton



An aerial, grayscale photograph of a city waterfront. In the foreground, a large marina is filled with numerous boats docked in rows. The middle ground shows a mix of residential and commercial buildings, including several high-rise towers. The background is a dense urban landscape extending to the horizon. The image is framed by red vertical bars on the left and right sides, and red horizontal bars at the top and bottom.

PRIORITY PROJECTS

FOR FUTURE HAMILTON



AN EXCITING FUTURE IS JUST AROUND THE WATERFRONT

\$500 MILLION

IN INVESTMENTS FOR THE ENTERTAINMENT HUB

- A NEW ENTERTAINMENT CENTRE
- REVITALIZATION OF FIRST ONTARIO CONCERT HALL
- REVITALIZATION OF FIRST ONTARIO CENTRE
- MODERNIZATION OF THE ART GALLERY OF HAMILTON
- MORE RETAIL SPACES
- TOP ATTRACTIONS
- LIVE MUSIC VENUES
- LATE-NIGHT EATERIES

\$140 MILLION

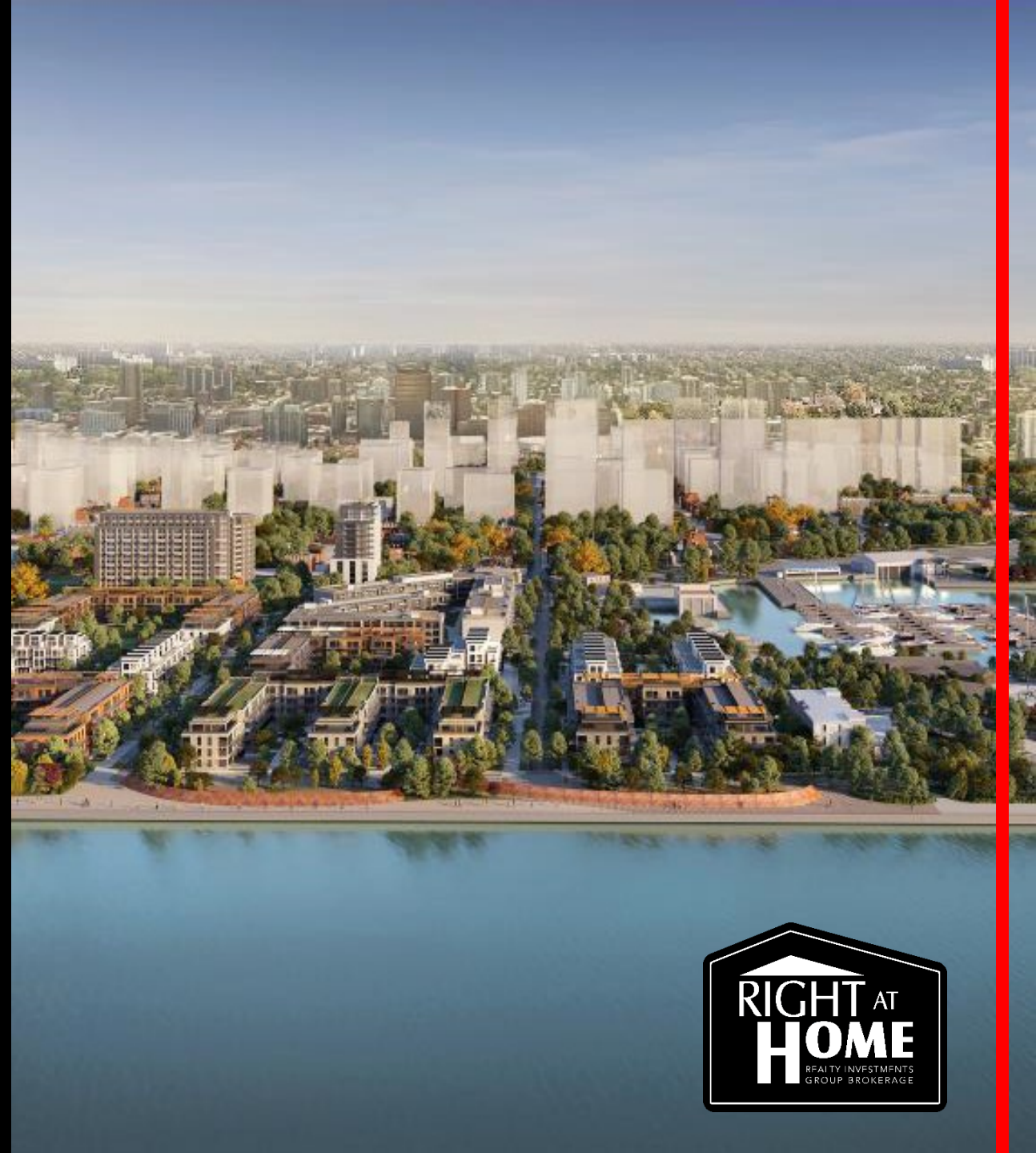
IN INVESTMENT FOR THE WATERFRONT REDEVELOPMENT

- A PEDESTRIAN FRIENDLY COMMUNITY WITH MORE PARKS, BIKE PATHS, BOARDWALKS, AND PEOPLE-CENTRED SPACES
- A LIVELY BOULEVARD FULL OF GALLERIES, STORES, AND RESTAURANTS
- A VIBRANT COMMERCIAL VILLAGE AND A PUBLIC PLAZA AT THE FOOT OF JAMES STREET NORTH

\$400 MILLION

IN INVESTMENTS FROM BELL

- LARGEST DIGITAL INFRASTRUCTURE INVESTMENT IN CITY'S HISTORY
- APPROXIMATELY 200,000 HOMES AND BUSINESS LOCATIONS TO BE UPGRADED
- DATA SPEEDS UP TO 1.5 GIGABITS PER SECOND



NEW HAMILTON LIGHT RAIL TRANSIT APPROVED BY THE GOVERNMENT



HAMILTON LRT FAST FACTS

It will take
approximately

**32
MINS**

to travel
across the
line from
McMaster
to Eastgate.



The LRT will
service

**17
STOPS**

and the majority
of stops are

**600-800
METRES**

apart (similar to
the current HSR
B-Line Express).



Tracks will run

**14
KMS**

from McMaster
to Eastgate.



Trains will run
every

**6
MINS**

during
peak hours.

HAMILTON LRT LINE NEWS

Light Rail Transit (LRT) is a transportation system based on **electrically powered light rail vehicles (LRV)** that operates on a track in a segregated, right of way. Multiple LRVs, or cars, can be coupled together to form a train. They are designed to deliver rapid, reliable and safe transportation services.

In May 2021, a joint funding announcement was made by the provincial and federal governments committing **\$3.4B** to the capital cost of the project, making the Hamilton LRT one of the largest infrastructure investments in the City's history.

\$3.4B



WATERFRONT REDEVELOPMENT - WEST HARBOUR



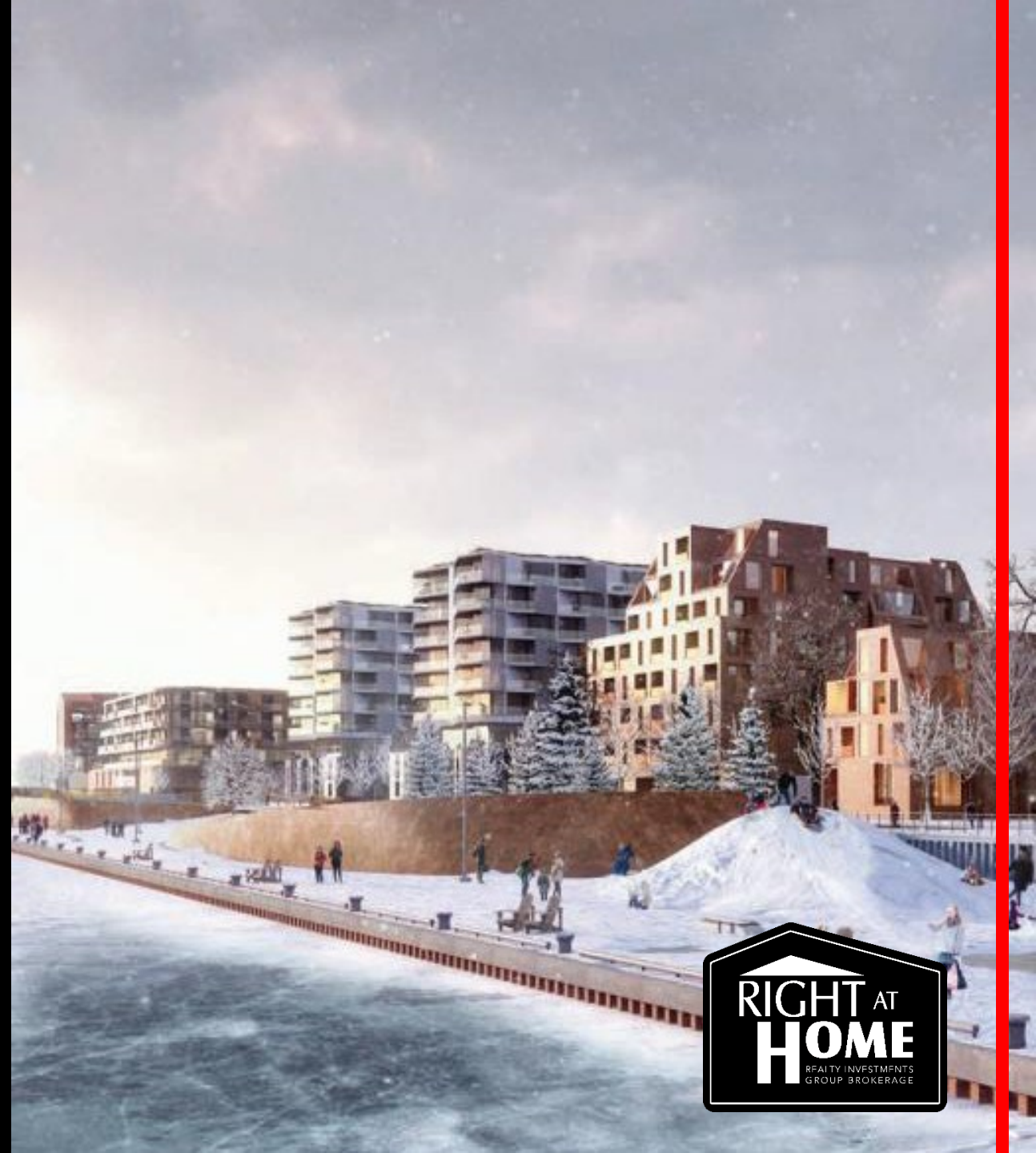
THE WEST HARBOUR DETAILS

The West Harbour includes key features and attractions such as:

- Dundurn Castle
- Bayfront and Pier 4 Park
- the HMCS Haida
- the Hamilton Waterfront Trail
- an outdoor roller/skating rink
- many marinas and waterfront views for visitors to enjoy

The city approved a **\$140 million** redevelopment project that will transform the shores of Hamilton's West Harbour.

\$140M



FASTEST INTERNET IN CANADA

The City just announced a partnership with Bell Canada to invest **\$400 million** to expand broadband internet access in both the urban and rural areas of Hamilton.

This project will be known as the **largest digital infrastructure investment in the City's history**. Over the next five years, the City will add direct **fibre optic connections** to over **200,000 homes and businesses with no cost to current taxpayers**. This new network connection will provide upgraded data speeds of **1.5 gigabits per second - the fastest internet speeds in Canada**.

\$400M

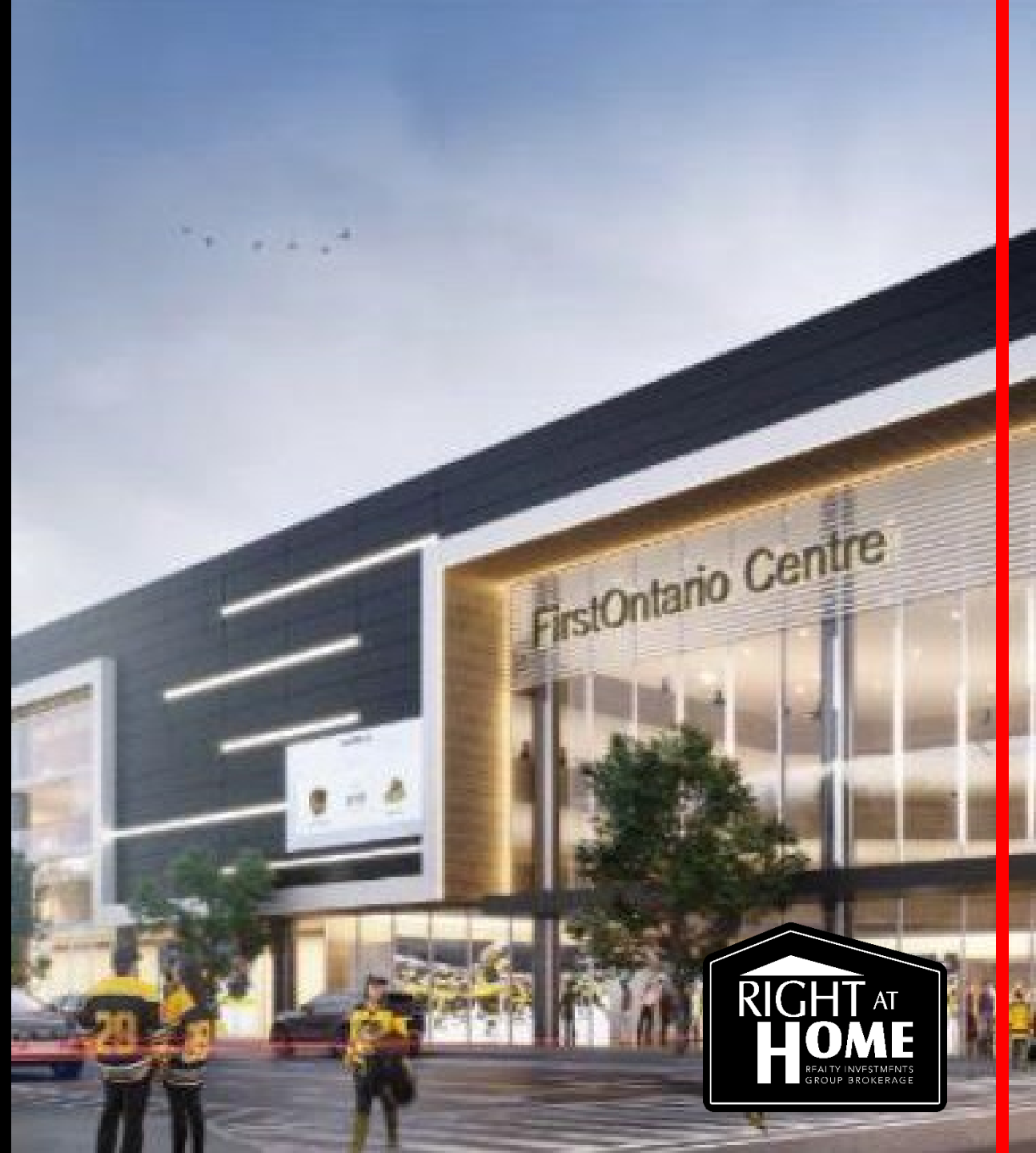


NEW DOWNTOWN HAMILTON'S ENTERTAINMENT FACILITIES

City councillors recently approved a **\$500-million proposal** by The Precinct Group to renovate and expand Downtown Hamilton's entertainment facilities.

This proposal will include substantial changes and improvements to **FirstOntario Centre, FirstOntario Concert Hall and the Hamilton Convention Centre.**

\$500M



SOME MORE FACTS ABOUT HAMILTON



\$12
BILLION

Industrial manufacturing in Hamilton/Niagara represents an estimated \$12 Billion annual effect.



\$1
BILLION

Agribusiness contributes One Billion to Hamilton's economy annually.



TOP
2
in North America

CBRE ranked Hamilton Top 2 in North America for tech cities of opportunity.



ATTRACTS OVER
68K
Students Annually

From over 162 countries.

- Conference Board of Canada rates Hamilton as Ontario's
- fastest growing economy.
- Hamilton's tech scene has grown by 52% over the course of 5 years and was named Canada's fastest growing mid-sized city for tech talent by CBRE.
- Hamilton's Economic Growth Rate has regularly outpaced national averages.



MAIN POST-SECONDARY SCHOOLS

PLANNED EXPANSIONS AND DEVELOPMENTS





MCMASTER UNIVERSITY

4TH

RANKED
UNIVERSITY
IN CANADA

69TH

RANKED
UNIVERSITY
IN THE WORLD

33,147

ENROLLED
STUDENTS

4,409

INTERNATIONAL
STUDENTS
(13.3%)

Following the results of the 2020 CFI Innovation Fund Competition, McMaster was awarded more than **\$35 million in project funding** to provide McMaster researchers with the infrastructure they require to achieve advances in a variety of strategic research areas.

In 2006, 1,714 international students made up 7.8% of the McMaster student population. In 2019, 4,075 international students made up 13.3% of the McMaster student population. **This trend of growth will continue in the short-term.**

A NEW STUDENT HUB AT MCMASTER

In March 2017, via referendum, undergraduate students approved a plan to fund and build a 60,000 square foot expansion to campus fitness and recreational facilities, as well as create 40,000 square feet of new, non-academic, student lounge, study, and event space.

The partnership between the MSU, McMaster University, and Athletics & Recreation has driven the massive construction project forward over the last two years. When complete, the building will be known as the Hub.

“

McMaster University contributed \$10 million in upfront capital and will pay the operating and maintenance costs of the buildings.

”



MCMMASTER UNIVERSITY CAMPUS MASTER PLAN



MOHAWK COLLEGE

TOP 10

COLLEGE IN
CANADA FOR
APPLIED RESEARCH

33,000+

ENROLLED
STUDENTS

4,000

INTERNATIONAL
STUDENTS

Their Master Plan outlines a **new building extension** to IAHS along the west side of the site—an iconic piece of architecture, transparent and permeable, accessible from all sides in the near future.

The Concept Plan proposal also increases amenities and services including recreational facilities and food choices to create a more independent and sustainable Mohawk presence, as well as improved teaching spaces and social gathering space.





HAMILTON'S POPULATION

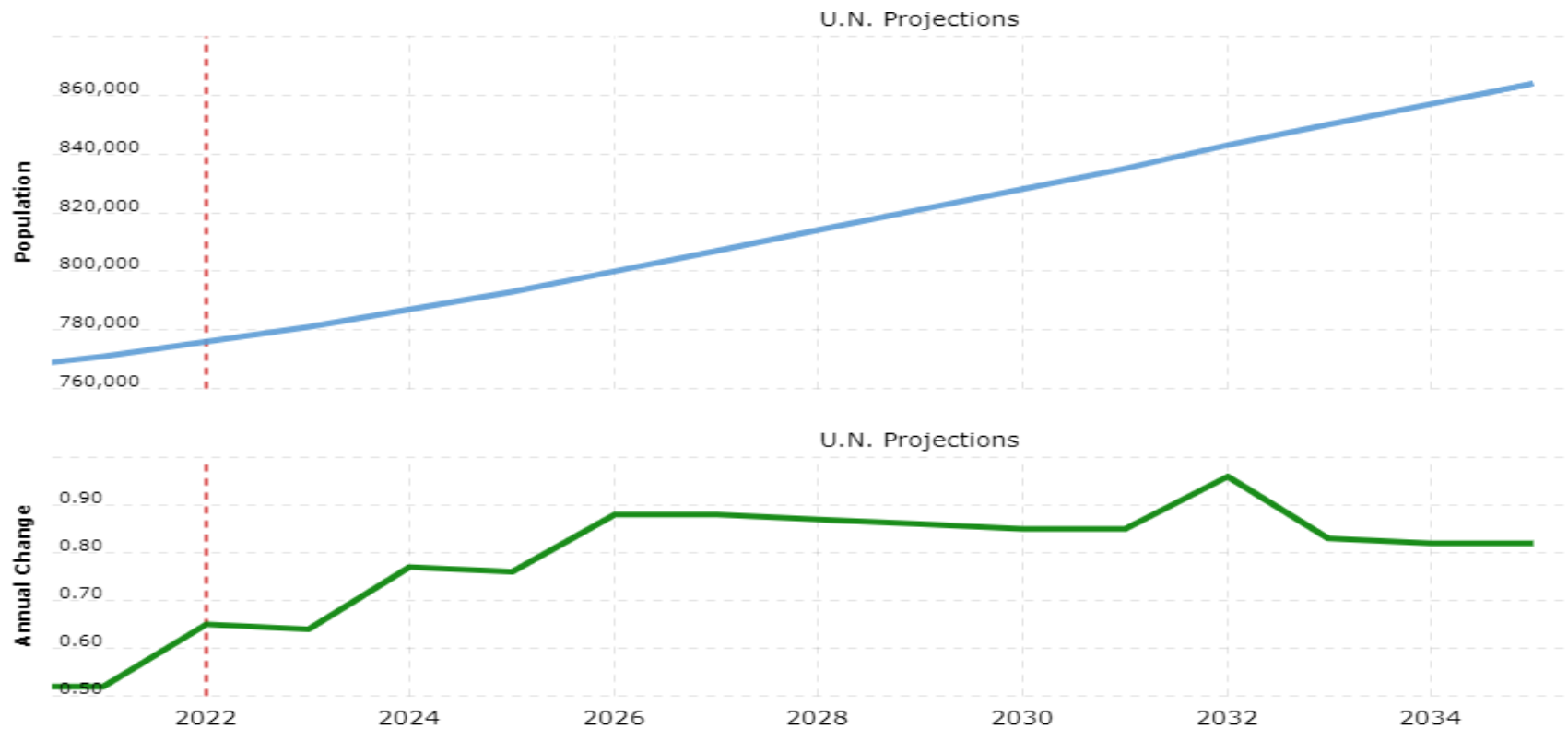
EXPECTED GROWTH



QUICK FACTS

The City's growth forecast includes **236,000 new residents** (for a total population of 820,000 people) and **122,000 new jobs** (for a total employment of 360,000 jobs) in Hamilton by the year 2051.

The current metro area population of Hamilton in 2022 is 776,000, a **0.65%** increase from 2021.





HAMILTON'S REAL ESTATE

MARKET STATISTICS



RENTAL MARKET STATISTICS

PRICE CHANGES IN RENTAL MARKET IN HAMILTON COMPARED TO APRIL 2021

Average Rental Market Increase from April 2021 to April 2022 is 9.8%

The average **one-bedroom condominium** apartment rent increased by **17.8%** to \$2,145 in Q1 2022, from \$1,820 in Q1 2021.

The average **two-bedroom rent** was \$2,867 in Q1 2022 – up by **17.2%** year-over-year compared to the average of \$2,446 in Q1 2021.



MLS® Residential Market Activity for RAHB Areas (April 2022)

	Number of Sales		Average Sale Price	
	2022	2021	2022	2021
Hamilton West	62	89	\$827,556	\$646,479
Hamilton East	87	138	\$745,602	\$618,641
Hamilton Centre	115	177	\$680,043	\$573,872
Hamilton Mountain	183	263	\$891,355	\$737,178
Flamborough	29	33	\$1,554,369	\$1,234,664
Dundas	35	56	\$1,070,401	\$981,577
Ancaster	58	107	\$1,011,233	\$1,014,848
Waterdown	49	63	\$1,237,745	\$984,651
Stoney Creek	117	183	\$1,031,627	\$834,422
Glanbrook	48	76	\$1,054,468	\$864,281
Burlington	276	401	\$1,228,723	\$1,061,995