# invest in Hamilton's Newest Condo







# REAL ESTATE REAL VALUE

# A VIBRANT AND GROWING METROPOLIS

One of the fastest growing real estate markets in Canada, Hamilton offers incredible value for savvy investors. With a resale market stronger than Toronto and price growth on par with Canada's biggest real estate markets, Hamilton has emerged as a key destination for real estate investment.

Located less than an hour away from Toronto and the US border,
Hamilton is a vibrant metropolis with a unique urban character
and is recognized as a leading centre for education, research,
healthcare and advanced manufacturing.

### STRONG RESALE MARKET:

Hamilton resale condo prices in 2018 grew by

18%

over 2017. Toronto's resale price grew by 12%. That's 50% faster growth.<sup>1</sup>



### HIGH PERFORMER

Hamilton ranks

6th

among the largest North American cities with the most dramatic home price jumps.<sup>2</sup>

## PRICE GROWTH:

Hamilton's average price growth has been

10%

over the last 4 years. On trend with Toronto.<sup>3</sup>

## **GREAT VALUE:**

Hamilton's average price in 2018 was

50%

less than the average price in Toronto.4

### STRONG RENTS:

Hamilton's average rent PSF is

**70%** 

of Toronto's rental rate.<sup>5</sup>

### TOP 10 REASONS TO INVEST IN HAMILTON:

- THE MOST DIVERSIFIED MUNICIPALITY AND ONTARIO'S FASTEST GROWING ECONOMY
- THE ONLY CITY THAT CAN OFFER ALL FOUR MODES OF TRANSPORTATION RAIL, ROAD, AIR AND PORT
- RANKED 4TH IN CONNECTIVITY AND 10TH IN FDI STRATEGY
- ONE OF THE THREE LARGEST FOOD AND BEVERAGE PROCESSING AREAS IN NORTH AMERICA
- 9TH LARGEST REGIONAL ECONOMY IN CANADA
- MAJOR ECONOMIC DRIVER AND A MAGNET FOR OUTSIDE TALENT
- HAMILTON'S MILLENNIAL POPULATION IS 28% AND HAS SIGNIFICANT IMPACT ON HAMILTON'S DIVERSIFIED ECONOMY
- MCMASTER UNIVERSITY RANKS AS ONE OF CANADA'S TOP 3 MOST RESEARCH-INTENSIVE UNIVERSITIES
- MOHAWK COLLEGE IS THE LARGEST TRAINER OF APPRENTICES IN THE PROVINCE OF ONTARIO
- HAMILTON HEALTH SCIENCES WAS RANKED #2 OUT OF 40 RESEARCH HOSPITALS IN CANADA AND ONE
  OF THE 25 MOST INFLUENTIAL RESEARCH COMMUNITIES IN THE WORLD, LEADING THE WORLD IN STEM
  CELL RESEARCH



Population:
City of Hamilton iii

536,917



Projected population growth:

780,000 by 2041 ~

















West Harbour 400 1.6 km°



### **TOP FIVE HAMILTON EMPLOYERS:10**

ARCELORMITTAL DOFASCO G.P.
CITY OF HAMILTON
MCMASTER UNIVERSITY
MOHAWK COLLEGE
ST. JOSEPH'S HEALTHCARE HAMILTON

# **CLOSE TO EVERYTHING**

# LEARNING JUST GOT CLOSER

KiWi Condos is located in the heart of Downtown Hamilton, a vibrant, pedestrian friendly and transit-oriented neighbourhood. Everything is within easy walking distance or a short bus ride away.











**BIKE SCORE 72**<sup>11</sup>
A haven for bike lovers



Stunningly designed 14 storey modern condo featuring a Gym, Yoga Room, 14th floor Rooftop Terrace, Social Room and Dog Washing Station

Plus **144** bike storage spots in the building

## HAMILTON REAL ESTATE: A STORY OF GROWTH





**KiWi** Condos is an ideal base for students, faculty and the educational community. Four leading post-secondary institutions are within a half-hour drive, including McMaster University.

COLLÈGEBORÉAL

Collège Boréal is the only French-language college in Southwestern Ontario. It offers continuing education, immigrant integration services and related services to businesses and communities.

MUDEHOM III

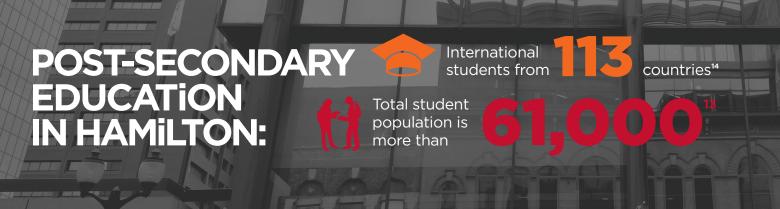
Mohawk College educates more than 17,000 full-time and apprenticeship students at three campuses in Hamilton, Ontario and is recognized as a leader in health and technology education.



McMaster University is a global leader in education with a focus on community engagement. Its 7,500 faculty and staff members integrate the work of the University with the needs of the city.



Redeemer University College offers degrees in Arts, Science and Education. It gives students a chance to explore the relationship between faith and learning through a Christian perspective.



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## **A TRANSIT INSPIRED CITY**

## **A RICHER QUALITY OF LIFE**



















DINING

CULTURE

**NATURE** 

THE



Denninger's. Try baked goodies at Mulberry Coffehouse.

rival the best from the Napa Valley, Tuscany and Bordeaux.



Experience a variety of mouth-watering cuisines at nearby restaurants, bakeshops, cafes and bistros.

Enjoy a delicious brunch at Saint James Espresso Bar and Eatery. Savour international cuisine at

Walk a few blocks to experience Hamilton's famous Art Crawl and engage with artists, musicians,

Hamilton is a natural playground for cyclists, hikers, boaters and outdoor adventurers. The numerous

trail systems take you to the neighboring Niagara Region, famous for the breathtaking Niagara

49 km of city-owned trails<sup>19</sup> and up to 225 km of on-street cycling lanes<sup>20</sup>

Escarpment, a UNESCO Biosphere Reserve known for its spectacular natural beauty.

waterfalls - Hamilton is the Waterfall Capital of the World<sup>21</sup>

entertainers and off-the-wall individualists. Explore galleries, museums and boutiques on foot. Hamilton also offers easy access to a number of award-winning wineries that produce wines that







### **GO TRANSIT**

• Public transit including bus and railway serving the GTA, Hamilton and the Niagara Peninsula • Over 65 Million passengers a year



### HAMILTON STREET RAILWAY

- Hamilton's public bus transit system 3,000 stops, shelters and terminals
- Serving over 21,000,000 customers<sup>16</sup>



### LIGHT RAIL TRANSIT (LRT)

- Connecting east with west Hamilton 14 km long system will commence in 2019
- Expected to be complete in 2024



### HAMILTON INTERNATIONAL AIRPORT

- Low-cost gateway for passenger travel Passenger traffic growth of 127% in 2017<sup>17</sup>
- Canada's largest express cargo airport and hub



### THE PORT OF HAMILTON

- The largest port in Ontario by tonnage. Annually, it handles 10 Million tonnes of mixed cargo and receives 650 vessels, more than all other Ontario ports combined
- The cargo transmitting the Port is connected to \$6 Billion in economic activity and 38,000 jobs in Ontario<sup>18</sup>

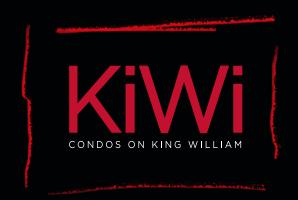


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### **CAR SHARE PROGRAMS**

• Flexibile and convenient Zipcar and Community Car Share





### YOUR FIRST ACCESS TO TORONTO PRE-CONSTRUCTION CONDOS

