



WHY WINNIPEG?

CIBC RANKED WINNIPEG **4TH** IN CANADA IN ECONOMIC ACTIVITY

GDP \$35 billion

Building Permits \$2.0 billion

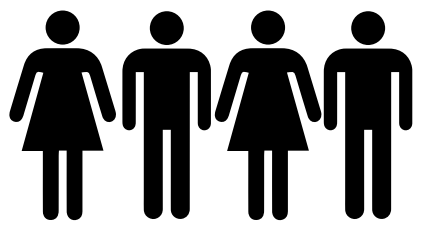
Retail Sales \$10.9 billion

Manitoba's Population Growth **2nd** strongest in Canada
Manitoba: 1,293,400



Winnipeg's population: 793,400

MEDIAN AGE 38.7 YEARS



Projected to add 10,000/year and reach 1 million by 2033

Highest 2015 EMPLOYMENT GROWTH IN CANADA (1.5% vs .7%)

Total 410,800 Employed in Winnipeg

Unemployment below national average: (5.8% vs 6.9%)

24,000 students come downtown

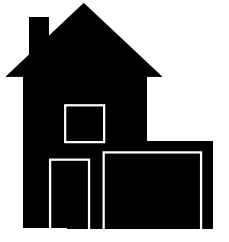
85% of downtown residents are renters

2014 Average 2-bedroom apartment rent \$1033/month

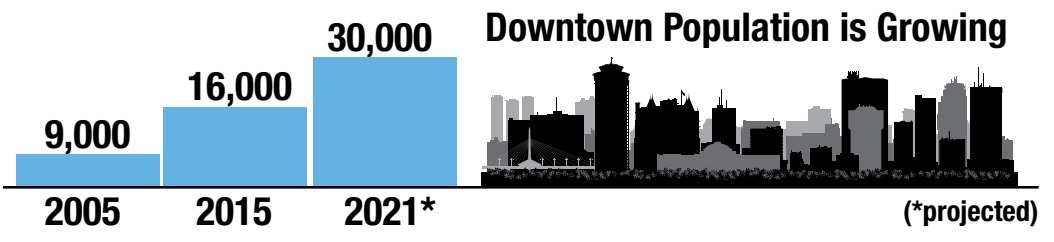
Winnipeg has **5TH** highest immigration growth + 16,000 immigrants in 2014

Median HHLID Income: (2013) above Canada avg. **\$77,770** \$76,550

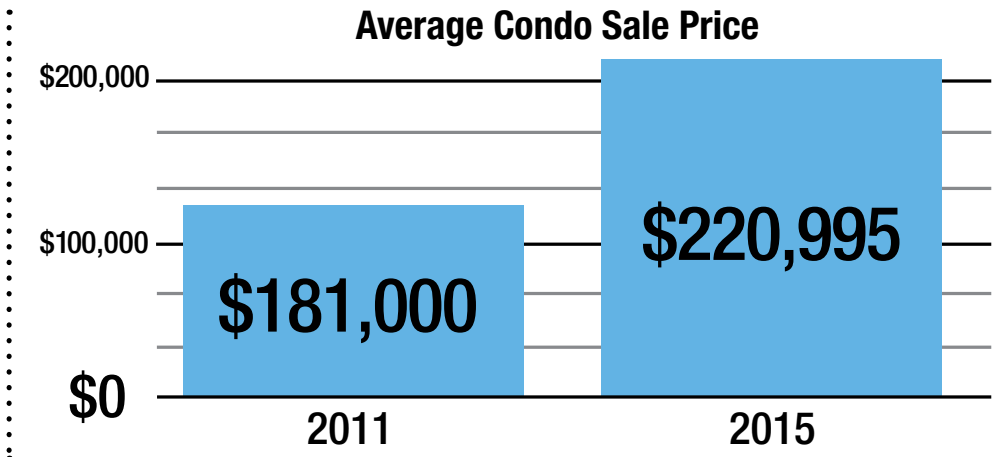
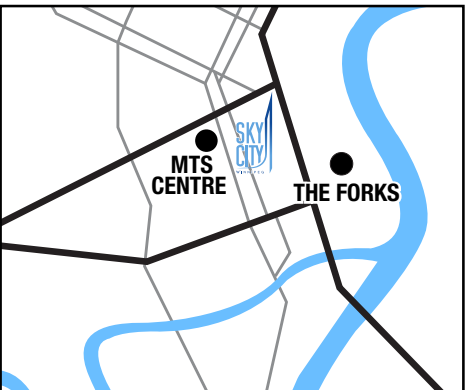
5 Winnipeg areas in Canada's top 25 richest neighbourhoods



WINNIPEG'S GENTRIFYING DOWNTOWN



LOCATION, LOCATION, LOCATION.



- Walking distance to The Forks, Canada's #1 ranked public space with 4 million visitors / year
- 2-minute walk to see Winnipeg Jets play at the 15,400-seat MTS Centre
- In Montreal a project near the arena commanded \$200 sf above market average
- Premiums of 3% to 15% for homes near stadiums
- Beside a dedicated transit route & connected to the walkway system

Source: Statistics Canada 2015 estimate, website. CIBC Metropolitan Economic Activity Index. Statistics Canada. Conference Board of Canada projection. Economic Development Winnipeg, 2014. Government of Manitoba Immigration Facts 2014. Economic Development Winnipeg, Downtown Trends 2014. Canadian Business Magazine, July 2014 & Statistics Canada 2013. Downtown Winnipeg Biz, Downtown Residents Survey 2009. CMHC Rental Market Report Spring 2015. Keystone Matrix, - Manitoba Real Estate Board. University of Winnipeg, Institute of Urban Studies 2015 & Conference Board of Canada projection. Real Estate Investment Network, Oct 2015. CREA, CMHC forecast, Fall 2015.



SAMPLE INVESTMENT SCENARIO

SKYCITY WINNIPEG

2016 PURCHASE PRICE - 2019 PROJECTED RENTS

	THE KENNEDY	MONTHLY
Unit Size	558 SQ. FT.	
Index Price	\$358	
Purchase Price	\$199,900	
Down Payment	\$39,980	
Mortgage Amount	\$159,920	
Monthly Payment*		\$716
Maintenance Fee	\$0.45	
Monthly Condo Fee		\$251
Property Taxes - 1.3% Annually	\$2,598	
Monthly Property Taxes		\$217
Total Monthly Cost		\$1,184
Projected Index Rents	\$2.53	
Rental Rate		\$1,413.13
Positive Monthly Cash Flow		\$272

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Source: Fortress Real Developments

*2.5% variable interest rate, 5 year term 25 year amortization