

### Multi-Residential Sector Remains Resilient Throughout Pandemic

The global pandemic negatively impacted many industries, however, the multifamily industry remained stable throughout. This is largely because multi-residential construction has continued to grow, particularly in Montreal and Toronto. In July 2021, the Canadian Mortgage and Housing Corporation (CMHC) reported that 220,002 multifamily units were currently under construction.

Additionally, vacancy rates in Toronto were up to 8.8% in Q1 2021 at the height of the pandemic, however, this number has been steadily decreasing and is now averaging 5.2%. This number is expected to further decrease as restrictions ease, resulting in higher demand for rental units and steady returns for investors.

With single-family home prices in Toronto averaging over \$1 million, homeownership has become less attainable for many. As a result, demand for rental apartments will remain high.

As vacancy rates continue decreasing throughout 2022, demand for multi-residential construction will continue to be high. This, combined with a growing population, homeownership being unfeasible for many, and an aging population looking to downsize, predicts that the multifamily industry will continue to be a stable investment.

By: Caroline Van den Eynde



## SOLD - NORTH YORK

**North York**  
**11 Units**  
**Sold for \$3,950,000**  
**2.4% Cap Rate**

Located in Downsview, one of Toronto's largest neighbourhoods. Only 500 m away from Downsview Park. High traffic area. Property has 11 2-bedroom units. Highway 401 is easily accessible from this area.



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We are a powerful united team dedicated to apartment buildings sales. We are passionately committed to helping our clients achieve their real estate goals by providing accurate information, offering objective and honest advice, and using our proven non-traditional selling methods.



## SOLD - YORK

**York**  
**11 Units**  
**Sold for \$2,725,000**  
**3.2% Cap Rate**

Easily accessible from Highway 401. Property has 11 units (1 x bach, 4 x 1 bdrm, 6 x 2 bdrm). Lots of green space nearby, including Pelmo Park.



## FOR SALE - BURLINGTON

**Burlington**  
**8 Units**  
**\$3,000,000**  
**2.7% Cap Rate**

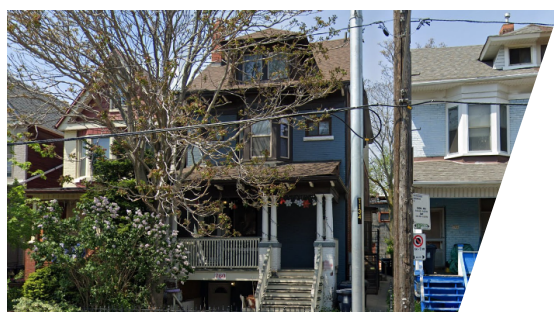
This property has 8 units (7 x 1 bdrm, 1 x 2 bdrm) and is located in the desirable downtown Burlington area. Central Park is only 500 m away. There is a 34% upside potential at estimated market rents.



## FOR SALE - HAMILTON

**Hamilton**  
**6 Units**  
**\$1,775,000**  
**3.8% Cap Rate**

This is property has 6 units with upside to market rents. Ideal for a boutique building concept and has been well taken care of. The units do not need major renovation. Located in Stinson, a vibrant neighbourhood with all amenities close by.



## FOR SALE - TORONTO

**Toronto**  
**15 Units**  
**\$2,599,000**  
**4.8% Cap Rate**

Rare opportunity to own a 15 unit, licensed rooming house in a desirable Toronto location. All units are self-contained. This property is almost fully vacant. Great option for someone looking to step right into renovation and full market rents.



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## FOR SALE - TORONTO

**Toronto**  
**12 Units**

This investment property is located in Rosedale and backs onto the exclusive private Toronto Lawn Tennis Club. All units currently vacant. 2 penthouse suites in permit process. Building was completely rebuilt in 2021.



## SOLD - MIDLAND

**Midland**  
**10 Units**  
**\$4,500,000**  
**3.5% Cap Rate**

Brand new build. Beautiful view of the lake from the penthouse suites. Underground parking and elevator that is perfect for all tenants. Amazing curb-side appeal. Close to all amenities. Turnkey investment. Potential to increase rents.



## FOR SALE - TORONTO

**Toronto**  
**8 Units**  
**\$3,499,000**  
**3.1% Cap Rate**

Legal 8-plex on large corner lot. AAA location close to all amenities. Great upside potential of at least \$1,700 per month. High Park is conveniently located within walking distance of this property.

## 2021 Q4 MULTI-FAMILY INDUSTRY STATISTICS

LOCATION	NUMBER OF SALES	AVG PRICE/UNIT	MARKET CAP RATE
<b>Greater Toronto Area</b>	<b>66</b> (-27.5% YOY)	<b>\$333,347</b> (+5.0% YOY)	<b>3.6%</b> (-2.7% YOY)
<b>Greater Golden Horseshoe</b>	<b>38</b> (-41.5% YOY)	<b>\$212,477</b> (+43% YOY)	<b>4.1%</b> (-4.65% YOY)

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## SOLD - HAMILTON



**Hamilton**  
**10+5 Units**  
**\$5,350,000**  
**5.7% Cap Rate**

10 massive loft-style residential units and 5 commercial. Open concept kitchens. Upside on rents. Centrally located.

## FOR SALE - CAMPBELLFORD



**Campbellford**  
**17 + 2 Units**  
**\$1,795,000**  
**10.1% Cap Rate**

Strong value-add investment opportunity, cash flow positive. 8 apartments renovated in last 18 months.

## SOLD - NORTH YORK



**North York**  
**3 Units**  
**\$1,488,000**  
**4.7% Cap Rate**

Fantastic cap rate and great cash maker. Ideal property for immediate cash flow. Completely renovated in 2016.

## SOLD - BROCKVILLE



**Brockville**  
**21 Units**  
**\$1,700,000**  
**6.9% Cap Rate**

Across the street from the St Lawrence River, some units have waterfront views. Close to the beautiful Centeen Park.

If you did not see these properties for SALE when they were available, please contact our office to update your buying criteria and contact information. Please email us at [Reception@MysakRealty.com](mailto:Reception@MysakRealty.com) or call **416-767-5500**.

## SOLD IN AUG 2021-JAN 2022

107 Chandler Dr., Kitchener	23 units @ \$226,667	\$3,400,000
140 Franklin St. N., Kitchener	42 units @ \$205,000	\$8,610,000
255 Porter St., Oshawa	24 units @ \$287,500	\$6,900,000
316 Westdale Ave., Kingston	32 units @ \$153,125	\$4,900,000
310 Westdale Ave., Kingston	16 units @ \$150,000	\$2,400,000
320 Cooper St., Ottawa	23 units @ \$217,391	\$5,000,000
290 Springbank Dr., Ottawa	18 units @ \$172,222	\$3,100,000
27 Tamarack St., Deep River	23 units @ \$219,565	\$5,050,000

If we can be of any assistance for your multi-residential needs please do not hesitate to call us at **416-767-5500**

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