

Rate Increases Impact on the Multi Residential Sector

Daily life began to return to normal in the first half of the year as workplaces reopened and pandemic-related restrictions loosened. Social policies improved, but economic conditions deteriorated as inflation reached a record high of 7.7%, the highest level in four decades, and the Bank of Canada increased the key rate by a whole percentage point, the greatest increase since 1998.

Multifamily assets continue to be one of the finest hedges against inflationary pressures as the country works to reduce it. Market rentals in the GTA have dramatically increased recently, rising 5.7% from April to May of this year alone.

The multifamily industry continues to have solid market fundamentals. Both the short- and long-term outlooks for economic drivers like employment and immigration are favourable, while the rise in interest rates will stimulate rental rate growth as demand rises. Many forecast that debt would stabilize in the medium term, which is encouraging confidence in the current market environment.

Investors are generally understanding that multifamily offers strong risk-adjusted yields that may be challenging to get elsewhere.

By: Nicole Burstein



FOR SALE - TORONTO

Toronto
46 Units
Unpriced

Located North-West of Downtown Toronto. Steps away from Blackfriar Park. Coin operated washers and dryers for additional income. 56 parking spaces. Tenants pay hydro. New roof as of 2020.



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Our Mission Statement

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 - OSHAWA

Oshawa
6 Units
Sold for \$1,615,000
4.1% Cap Rate

This property has a large upside potential on rents of approximately 35% per month. A new roof was installed in 2018, a new furnace and new windows were added in 2021. Cordova Park is steps away, giving access to playgrounds, an off-leash dog area and a soccer field



SOLD - BURLINGTON

Burlington
8 Units
Sold for \$2,737,500
3.0% Cap Rate

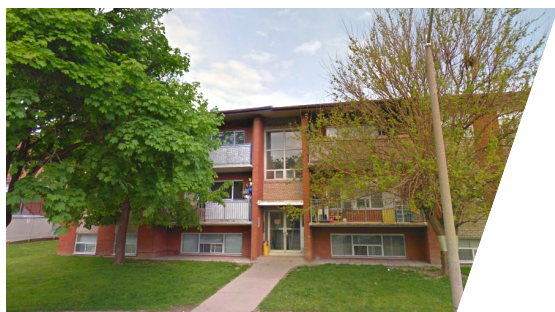
This property has 8 units (7 x 1 bdrm, 1 x 2 bdrm) and is located in the desirable downtown Burlington area. Central Park is only 500 m away. There is a 34% upside potential at estimated market rents.



FOR SALE - TORONTO

Toronto
18 Units
\$3,975,000
3.5% Cap Rate

This 18 unit (1 x Bach, 4 x 1bed, 13 x rooms) property is located just outside Yorkville, with direct access to the Bloor-Danforth subway line. Just steps away from Taddle Creek Park. This is a licensed rooming house with 18 units. Coin operated washers & dryers.



FOR SALE - TORONTO

Toronto
12 Units
Unpriced

This 12 unit (8 x 2bed, 4 x 3bed) investment property North-West of Downtown Toronto. Steps away from Blackfriar Park. Coin operated washers and dryers for additional income. 25 parking spaces. New roof as of 2020.



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INCLUDING OFF MARKET LISTINGS.

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We can help in 2 ways, call us to:

1. Receive an offer on your property within 48 hours (87.4% of deals first put under contract successfully close)
2. Receive an updated valuation on your building



FOR SALE - OSHAWA

Oshawa
5 Units
\$1,329,000
4.8% Cap Rate

This property is located in the heart of Oshawa, and less than an hour drive to downtown Toronto. Less than 5 minute walk to Woodview Park. Washer and dryer owned and coin operated for additional revenue. 7 parking spaces on site. 2 units will be vacant as of October 2022. Upside potential of 55% on all rents.



FOR SALE - OSHAWA

Oshawa
6 Units
\$1,550,000
4.3% Cap Rate

This property is on a large lot in a AAA Location within a 2 minute walk to Oshawa Centre and Public Transit. Coin operated laundry provides additional income. Huge upside potential of at least 56% on all rents. 10 outdoor parking spaces provide an opportunity for additional future income. Tenants pay hydro. 1 unit will be vacant by October 2022.



SOLD - YORK

York
11 Units
Sold for \$2,730,000
3.2% Cap Rate

Great investment property that is currently undermanaged and has a large upside on rents. Close to Highway 401 allowing easy access to the building. Lots of greenery nearby including the Upwood Greenbelt Park. Jane St. is steps away and features all amenities.

2022 Q2 MULTI-FAMILY INDUSTRY STATISTICS

LOCATION	NUMBER OF SALES	AVG PRICE/UNIT	SALES VOLUME
Greater Toronto Area	19 (-24.0% YOY)	\$358,390 (+16.5% YOY)	\$647.7M (-1.3% YOY)

SOLD - TORONTO



Toronto
20 Units
Sold for \$8,800,000
4.0% Cap Rate

Great investment opportunity just east of the Don Valley Parkway. Surrounded by three large parks and public transit.

SOLD - CAMPBELLFORD



Campbellford
17 + 2 Units
Sold for \$1,800,000
10.1% Cap Rate

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

SOLD - MIDLAND



Midland
10 Units
Sold for \$4,200,000
3.8% Cap Rate

Brand new build. Beautiful view of the lake from the penthouse suites. Amazing curbside appeal. Close to all amenities.

SOLD - BARRIE



Barrie
3 Units
Sold for \$735,000
4.4% Cap Rate

Great investment property. Just a short walk from Barrie North Shore Trail, Kempenfelt Park and many amenities.

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 or call **416-767-5500**.

SOLD IN FEB 2022-JUNE 2022

294 Conacher Dr., Kingston	24 units @ \$188,958	\$4,535,000
318 Cooper St., Ottawa	25 units @ \$190,000	\$4,750,000
3135 Russel St., Windsor	12 units @ \$166,667	\$2,000,000
18 Garrett St., Kingston	11 units @ \$243,182	\$2,675,000
135 Jane St., Toronto	5 units @ \$420,000	\$2,100,000
1903 Bayview Ave, Toronto	27 units @ \$398,148	\$10,750,000
43 Ormond St. S., Niagara	46 units @ \$152,174	\$7,000,000
447 & 449 Lansdowne Ave., Toronto	8 units @ \$425,000	\$3,400,000

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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