

# Investing in Rental Apartment Properties



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# It's about buying smart!

*80 % of the money you make  
is made by buying smart.*

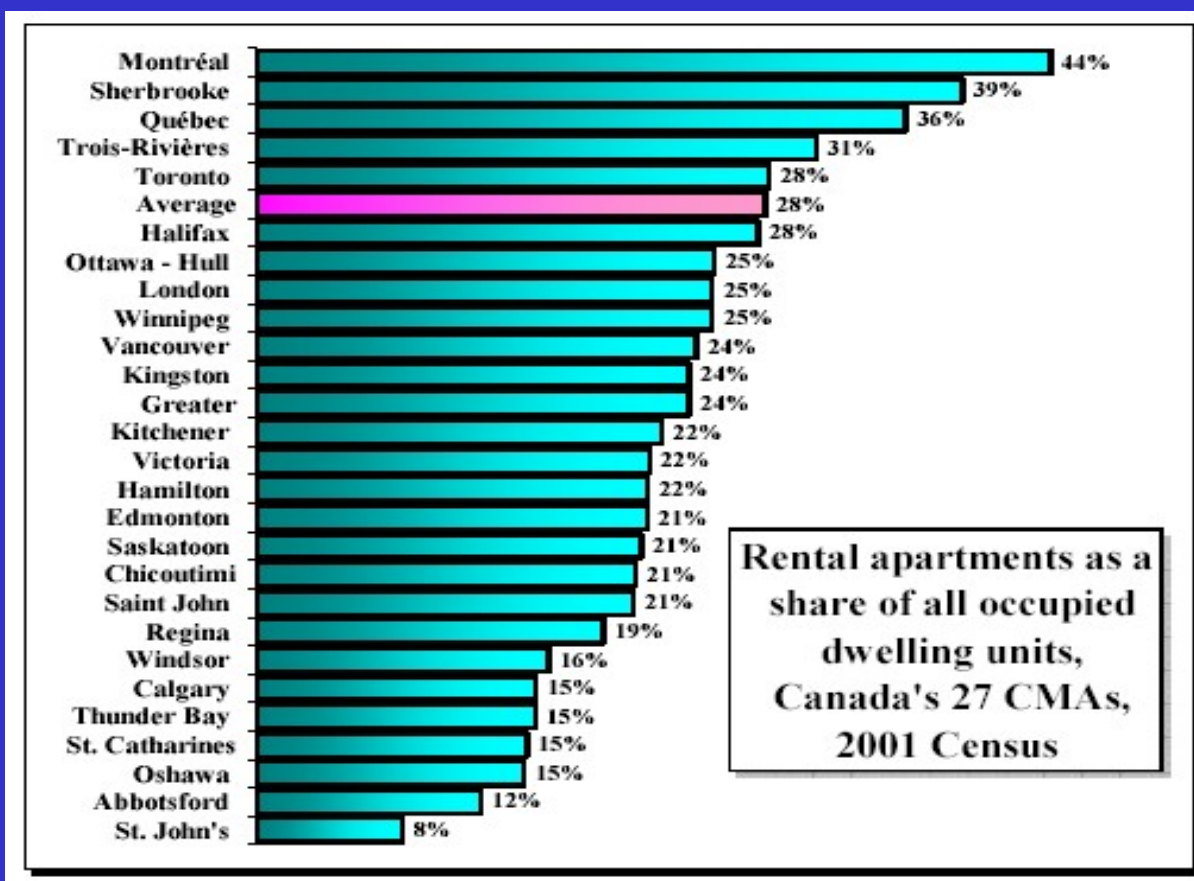


# Apartment Demand & Rent Growth are a Function of:

- Population Growth (Internal & External Immigration)
- Income
- Housing Prices
- Vacancy Rates

*But even if these factors are good,  
there still has to be something to buy!*

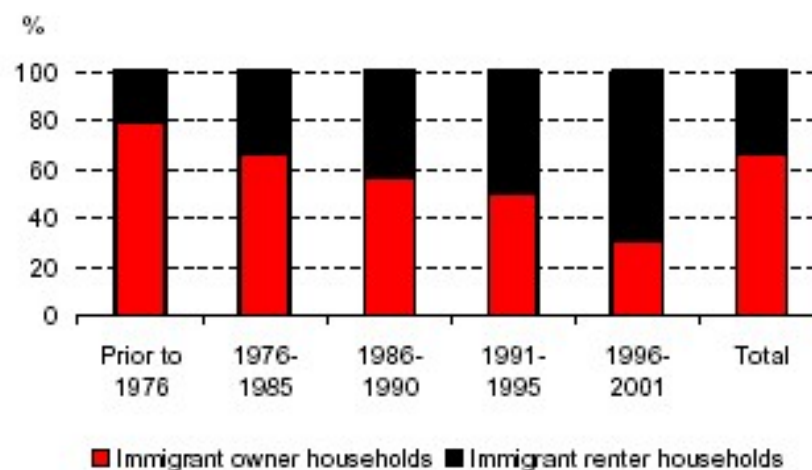
# Population Measures 1



SOURCE: Urban Futures.

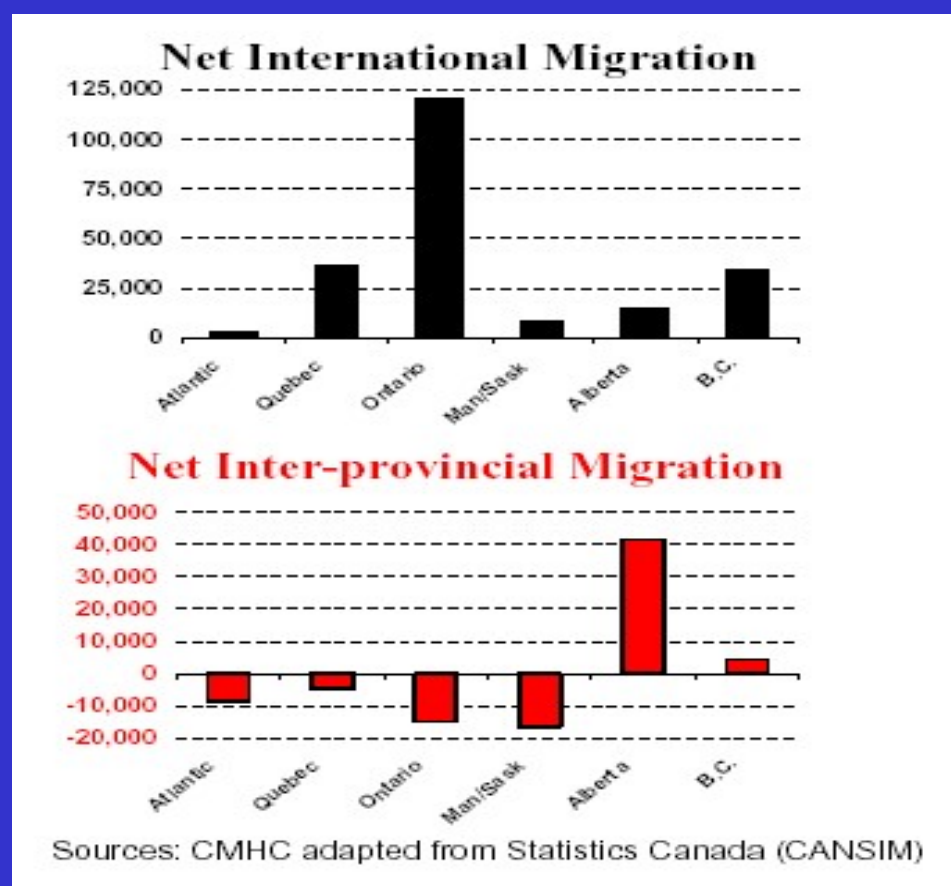
# Population Measures 2

**Immigrants by tenure and period of immigration - Canada**



Sources: CMHC and Statistics Canada (Census 2001)

# Population Measures 3



# Canadian Apartment Universe

Metropolitan Area	No. of Structures (by Building Size)					Total
	Under 6	6 to 19	20 to 49	50 to 199	200+	
Halifax	741	684	289	198	8	1,920
London	839	378	246	217	14	1,694
Calgary	867	944	389	120	20	2,340
Hamilton	499	564	194	222	30	1,509
Winnipeg	326	748	504	213	29	1,820
Ottawa	1,027	1,153	169	229	69	2,647
Edmonton	77	1,347	920	224	21	2,589
Quebec City	3,371	3,285	567	144	11	7,378
Vancouver	532	1,540	1,307	532	14	3,925
Toronto (CMA)	3,053	2,274	1,082	1,306	363	8,078
Montreal (CMA)	30,008	22,892	2,622	794	96	56,412
<b>TOTAL</b>	<b>49,994</b>	<b>43,667</b>	<b>10,115</b>	<b>4,991</b>	<b>701</b>	<b>109,488</b>

SOURCE: CMHC 2006.

# Canadian Apartment Universe

## No. of Dwelling Units (by Building Size)

Metropolitan Area	Under 6	6 to 19	20 to 49	50 to 199	200+	Total
Halifax	2,789	6,931	9,040	16,548	1,994	37,302
London	3,109	3,655	7,077	22,283	3,188	39,267
Calgary	3,440	10,056	11,570	11,070	5,280	41,416
Hamilton	1,906	5,511	6,183	22,107	7,031	42,738
Winnipeg	1,269	8,761	15,081	20,031	7,904	53,046
Ottawa	3,707	9,809	5,205	24,217	17,581	60,519
Edmonton	315	15,975	25,395	19,193	5,179	66,057
Quebec City	13,180	30,629	17,214	12,856	3,031	76,910
Vancouver	1,923	17,521	41,549	42,373	3,299	106,665
Toronto (CMA)	11,073	21,555	35,585	131,246	103,532	302,991
Montreal (CMA)	109,512	193,221	77,966	71,584	26,532	478,815
<b>TOTAL</b>	<b>185,108</b>	<b>397,180</b>	<b>307,410</b>	<b>462,825</b>	<b>190,620</b>	<b>1,543,149</b>

SOURCE: CMHC 2006.



# Acquisition Strategies

- Identify Missing Niche in Marketplace
- Built Form (High-Rises, Townhouses, no Elevators)
- Scalability



# Acquisition Strategies

## **In Each Market and Sub-Market:**

- Stagnant Portfolios
- Repositioning Opportunities
- Empire Loyalist Building
- Story Buildings

## **New Construction:**

- Better returns over time
- Brochure quality product
- Merchant Builder Relationship

## **Condo Conversion Opportunities (for future exit)**



# The Hidden Value Market Survey

- Select Competitors
- Rank Buildings
- Compare Ranking to Rent Charged
- Determine Neighbourhood Rents
- Test Higher Rents
- Benchmarks



# Ranking Buildings 1

## Apartment Survey Chart:

	Apt #1	Apt #2	Apt #3	Apt #4	Apt# 5	Apt# 6
1. Superintendents	21	22	18	17	19	15
2. Curb Appeal	21	22	20	19	6	5
3. Lobby	21	22	20	19	15	16
4. Common Areas	21	22	19	20	14	14
5. Apartment Appeal	22	20	21	19	17	16
6. Location	14	18	17	16	3	20
7. Security	21	22	20	19	17	6
8. Parking	21	18	19	20	22	12
9. Amenities	17	8	6	5	12	21
<b>TOTAL:</b>	<b>179</b>	<b>174</b>	<b>160</b>	<b>154</b>	<b>135</b>	<b>124</b>
<b>RANKING:</b>	<b>1</b>	<b>2</b>	<b>3</b>	<b>4</b>	<b>5</b>	<b>6</b>

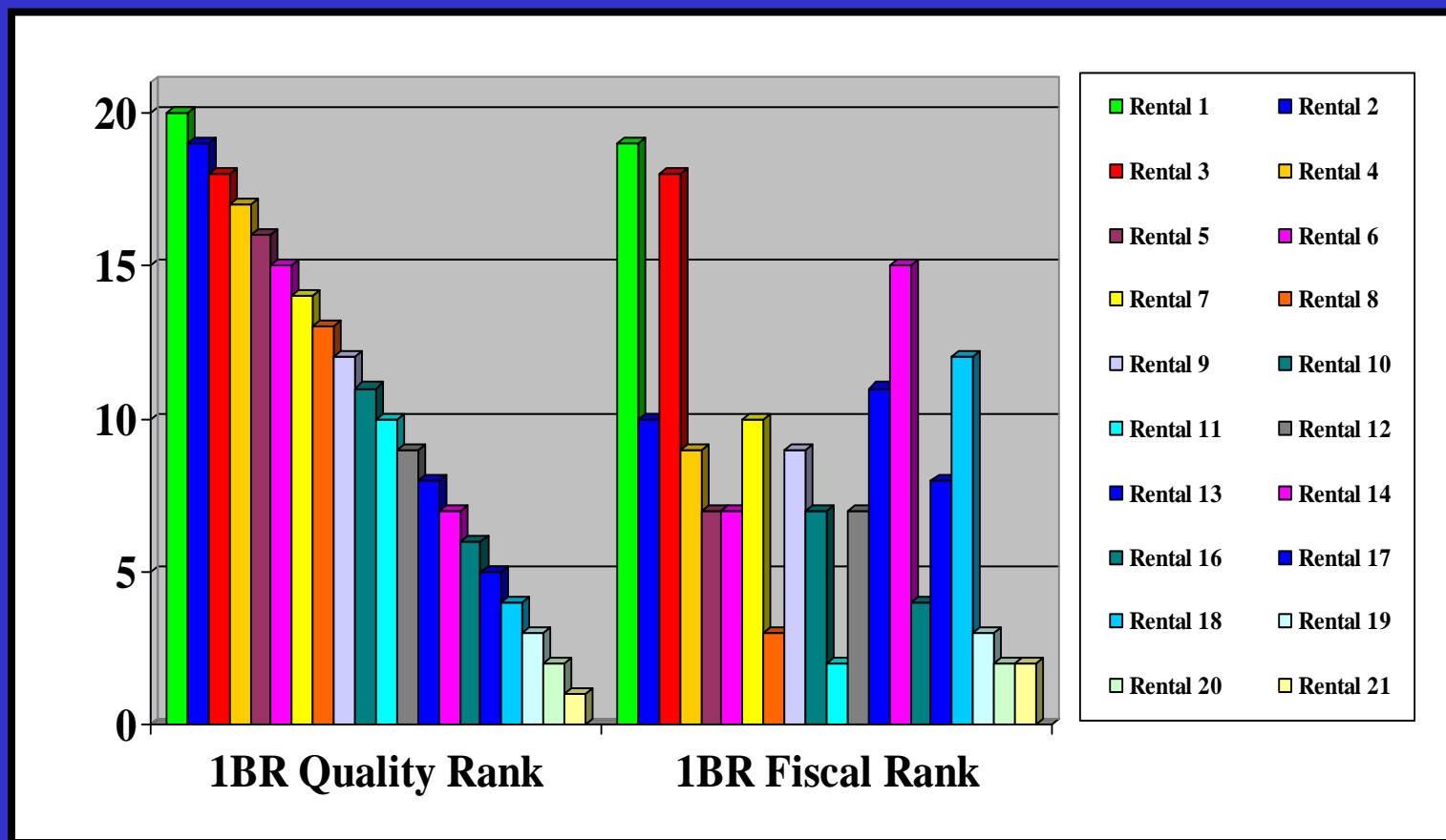


# Ranking Buildings 2

## Apartment Survey Chart:

	<u>Quality Rank</u>	<u>1BR Fiscal Rank</u>	<u>1BR \$</u>	<u>Parking \$</u>	<u>Utilities Incl.</u>
Apartment #1	1	6	605	Incl.	Yes
Apartment #2	2	2	650	\$20	No
Apartment #3	3	3	639	Incl.	No
Apartment #4	4	5	579	Incl.	Yes
Apartment #5	5	4	625	Incl.	Yes
Apartment #6	6	1	719	Incl.	Yes

# Ranking Buildings (Part 3)



# Population Growth



City	Population 2001	Population 2006	Population Growth ( %) 2001-2006
Vancouver (CMA)	1,986,965	2,116,581	6.5%
Victoria (CMA)	311,902	330,088	5.8%
Abbotsford	147,370	159,020	7.9%
Kelowna	147,739	162,276	9.8%
Prince George	85,035	83,225	- 2.1%
Kamloops	86,941	92,882	4.4%
Chilliwack	69,776	80,892	9.3%
Calgary (CMA)	951,395	1,079,310	13.4%
Edmonton (CMA)	937,845	1,034,945	10.4%

SOURCE: Statistics Canada Census 2006.

# Average Rents



City	Average Rents (All Units)
Vancouver (CMA)	\$ 904
Victoria (CMA)	\$ 774
Abbotsford	\$ 699
Kelowna	\$ 811
Prince George	\$ 655
Kamloops	\$ 714
Chilliwack	\$ 647
Calgary (CMA)	\$ 992
Edmonton (CMA)	\$ 908

SOURCE: CMHC 2008.

# Affordability (Income vs. Rents)

## 1 Bedroom Units



City	Median Income (1 Person Household)	1. Est. Affordable Monthly Rent	2. AVG Rent (1 Bedroom)	GAP between 1. and 2.
Vancouver (CMA)	\$ 26,769	\$ 743.58	\$ 857	- \$ 113
Victoria (CMA)	\$ 24,735	\$ 687.08	\$ 736	- \$ 49
Abbotsford	\$ 22,748	\$ 631.89	\$ 628	\$ 4
Kelowna	\$ 20,497	\$ 569.36	\$ 734	- \$ 165
Prince George	\$ 24,939	\$ 692.75	\$ 578	\$ 115
Kamloops	\$ 19,648	\$ 545.78	\$ 652	- \$ 106
Chilliwack	\$ 18,883	\$ 524.53	\$ 583	- \$ 58
Calgary (CMA)	\$ 30,432	\$ 845.33	\$ 919	- \$ 74
Edmonton (CMA)	\$ 24,663	\$ 685.08	\$ 837	- \$ 152

SOURCE: DALA Calculations from CMHC 2008 and Statistics Canada Census 2006.

# Affordability (Income vs. Rents)

## 2 Bedroom Units



City	Median Income (2+ Person Household)	1. Est. Affordable Monthly Rent	2. AVG Rent (2 Bedroom)	GAP between 1. and 2.
Vancouver (CMA)	\$ 62,168	\$ 1,726.89	\$ 1,071	\$ 656
Victoria (CMA)	\$ 59,936	\$ 1,664.89	\$ 900	\$ 765
Abbotsford	\$ 56,281	\$ 1,563.36	\$ 775	\$ 788
Kelowna	\$ 52,542	\$ 1,459.50	\$ 881	\$ 579
Prince George	\$ 62,556	\$ 1,737.67	\$ 669	\$ 1,069
Kamloops	\$ 56,769	\$ 1,576.92	\$ 783	\$ 794
Chilliwack	\$ 50,954	\$ 1,415.39	\$ 726	\$ 689
Calgary (CMA)	\$ 68,963	\$ 1,915.64	\$ 1,096	\$ 820
Edmonton (CMA)	\$ 62,666	\$ 1,740.72	\$ 1,000	\$ 741

SOURCE: DALA Calculations from CMHC 2008 and Statistics Canada Census 2006.

# Vacancy Rates



<b>City</b>	<b>Vacancy Rate (All Units)</b>
<b>Vancouver (CMA)</b>	<b>0.9%</b>
<b>Victoria (CMA)</b>	<b>0.3%</b>
<b>Abbotsford</b>	<b>2.4%</b>
<b>Kelowna</b>	<b>0.3%</b>
<b>Prince George</b>	<b>2.7%</b>
<b>Kamloops</b>	<b>0.7%</b>
<b>Chilliwack</b>	<b>2.0%</b>
<b>Calgary (CMA)</b>	<b>2.0%</b>
<b>Edmonton (CMA)</b>	<b>3.4%</b>

SOURCE: CMHC 2008.

# Apartment Universe



<b>City</b>	<b>Total Apartment Universe</b>
<b>Vancouver (CMA)</b>	<b>103,962</b>
<b>Victoria (CMA)</b>	<b>23,367</b>
<b>Abbotsford</b>	<b>3,756</b>
<b>Kelowna</b>	<b>3,914</b>
<b>Prince George</b>	<b>3,416</b>
<b>Kamloops</b>	<b>3,344</b>
<b>Chilliwack</b>	<b>2,726</b>
<b>Calgary (CMA)</b>	<b>37,861</b>
<b>Edmonton (CMA)</b>	<b>60,360</b>

SOURCE: CMHC 2008.

# Rental Units vs. Population



<b>City</b>	<b>No. of Rental Units per 100 People</b>
<b>Vancouver (CMA)</b>	<b>4.91</b>
<b>Victoria (CMA)</b>	<b>7.08</b>
<b>Abbotsford</b>	<b>2.36</b>
<b>Kelowna</b>	<b>2.41</b>
<b>Prince George</b>	<b>4.10</b>
<b>Kamloops</b>	<b>3.60</b>
<b>Chilliwack</b>	<b>3.37</b>
<b>Calgary (CMA)</b>	<b>3.51</b>
<b>Edmonton (CMA)</b>	<b>5.83</b>

SOURCE: DALA calculation from CMHC 2007 and Statistics Canada.



# Acquisition Strategies

1. You can only buy where the apartment universe provides.

City	Population 2006	Total Apartment Universe
Calgary, AB	1,079,310	40,333
Hamilton, ON	692,911	42,498

SOURCE: CMHC 2006 and Statistics Canada Census 2006.

# Acquisition Strategies



## 2. People matter.

City	Population Growth (%) 2001-2006
Surrey	13.6%
Kelowna	9.8%
Abbotsford	7.9%
Vancouver (CMA)	6.5%
Kamloops	4.4%
Prince George	- 2.1%
Prince Rupert	- 12.5%

SOURCE: Statistics Canada Census 2006.



# Acquisition Strategies

3. You should consider building where the apartment universe is low, but income is high.



# Acquisition Strategies

4. Watch where the seniors are going. The aging population will require larger apartments in retirement-friendly neighbourhoods.



# Acquisition Strategies

*\* Remember, it wouldn't take much to dominate market share in some smaller cities and towns.*



# Questions & Answers



# Questions & Answers...

1. Are there any other key metrics that buyers need to consider?



# Questions & Answers...

2. How are you finding your best deals?



# Questions & Answers...

3. In any given city, how do you evaluate neighbourhoods?



# Questions & Answers...

4. How does the resident profile impact on your financial proforma and buying decision?