

# INVEST IN HAMILTON'S NEWEST CONDO

**Kiwi**  
CONDOS ON KING WILLIAM



ARTIST CONCEPT. RENDERED BY INVENT DEV E.& O.E.

# 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>



Population:  
City of Hamilton   
**536,917**<sup>7</sup>



Projected  
population growth:  
**780,000**<sup>8</sup>  
by 2041 



## 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.<sup>4</sup>

## STRONG RENTS:

Hamilton's average rent PSF is

# 70%

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

Hamilton  Station

# 1 km

<sup>9</sup>


## TOP 10 REASONS TO INVEST IN HAMILTON:<sup>6</sup>

- 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



West Harbour 

# 1.6 km

<sup>9</sup>

## TOP FIVE HAMILTON EMPLOYERS:<sup>10</sup>

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



# CLOSE TO EVERYTHING

**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.



## WALK SCORE

**97<sup>11</sup>**  
A magnet for walkers



## TRANSIT SCORE

**86<sup>11</sup>**  
A commuter's dream



## 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

# LEARNING JUST GOT CLOSER



**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.



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.



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.

# HAMILTON REAL ESTATE: A STORY OF GROWTH



## POST-SECONDARY EDUCATION IN HAMILTON:



International students from **113** countries<sup>14</sup>



Total student population is more than

**61,000**<sup>13</sup>

# A TRANSIT INSPIRED CITY

# A RICHER QUALITY OF LIFE



Hamilton is the only city in Southern Ontario that offers four modes of transport – **air, rail, road and port.**



## 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



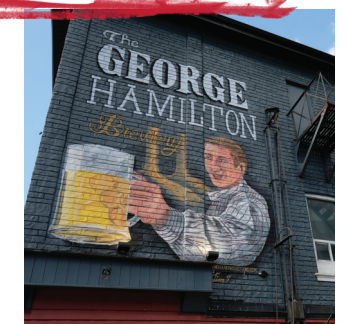
## THE PORT OF HAMILTON

- 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>



## CAR SHARE PROGRAMS

- Flexible and convenient Zipcar and Community Car Share



## DINING

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 Denninger's. Try baked goodies at Mulberry Coffehouse.

## CULTURE

Walk a few blocks to experience Hamilton's famous Art Crawl and engage with artists, musicians, 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 rival the best from the Napa Valley, Tuscany and Bordeaux.

## NATURE

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

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

**130** waterfalls – Hamilton is the Waterfall Capital of the World<sup>21</sup>



212 King William St. Hamilton

[KiWicondos@RosehavenHomes.com](mailto:KiWicondos@RosehavenHomes.com)

[KiWicondos.com](http://KiWicondos.com)



[@KiWicondos](#)



\*Statistics and information correct at press time and are subject to change without notice. Artist's concept. All walk times and distances are approximate and subject to changes. E. & O.E. May 2019.