

1107 MAIN

HAMILTON

CONDOMINIUMS IN WESTDALE



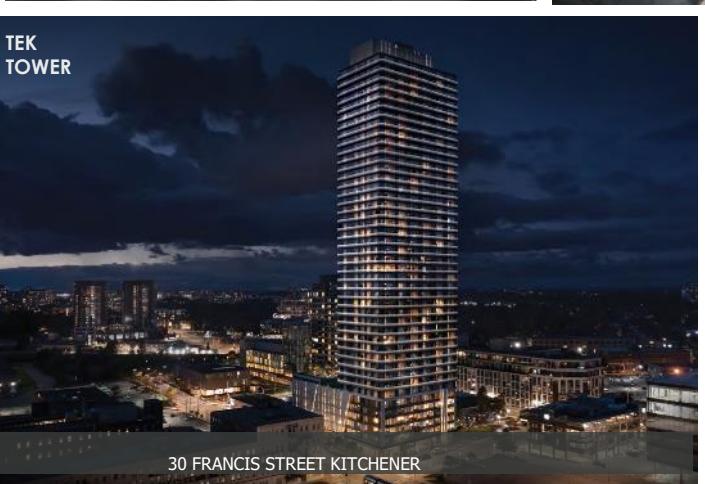
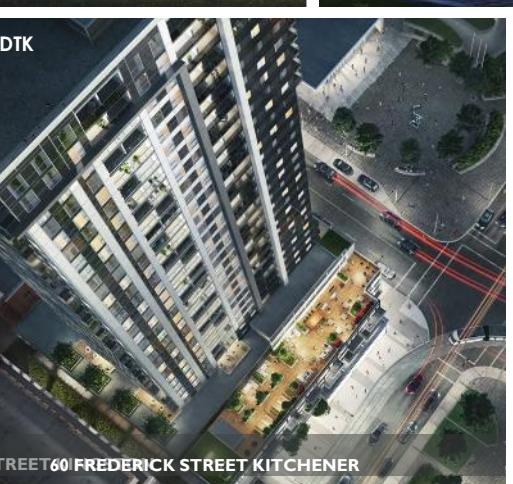
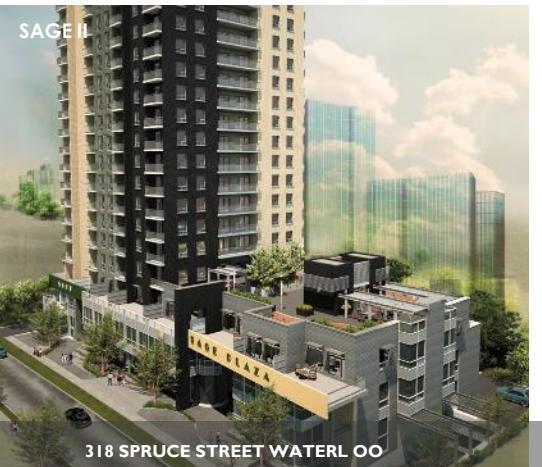
IN8

westdale
PROPERTIES

Rd

SRM  architects+
urban+designers





IN8

INTEGRITY AND REPUTATION

With over 20 years of experience in urban development, IN8 Developments is dedicated to designing innovative, intelligent and efficient housing solutions. A steadfast commitment to excellence has enabled IN8 to successfully launch and rapidly sell-out numerous projects in Southwestern Ontario.

IN8 remains at the forefront of the industry in creating highly profitable, durable and trendy designs proven to be continually favoured among the local target groups

1107 MAIN

HAMILTON



Albert + Lyon (Ottawa, Ontario)



Theory Condos (Toronto, Ontario)



The Capitol (Toronto, Ontario)



NOBU (Toronto, Ontario)



One Bloor (Toronto, Ontario)



Untitled Toronto Condos (Toronto, Ontario)



Frank Gehry (Toronto, Ontario)



The Charlie (Toronto, Ontario)



Line 5 (Toronto, Ontario)



FIND YOUR PLACE TO CALL HOME

For over 60 years, Toronto-based Westdale Properties has owned, managed and/or developed real estate across North America. Our Canadian portfolio alone includes the management and/or ownership of close to 7,000 residential units and over 2.5M square feet on retail, commercial and industrial spaces.

westdale
PROPERTIES

In joint ventures with our esteemed partners, Westdale are visionaries behind the development of some of Canada's most-anticipated and significant new urban real estate including the Nobu Condo and Hotel (Madison), the Frank Gehry designed Mirvish site at King & Duncan (Great Gulf/Dream), Theory at College & Beverly (Parallax), Line 5 Condos at Yonge & Eglinton (Reserve Properties), Untitled Toronto Condos (Reserve Properties), and The Roy in downtown Halifax (Starfish).

NORTH

TORONTO ↑

LAKE ONTARIO

Spencer Creek Trail
Chegwin Trail
Ron Joyce Stadium

Sassafrass Point Trail
Ginger Valley Trail

Princess Point Trail

Hamilton Bayfront/Brantford Rail Trail

403

Kay Drage Park

COOTES PARADISE

Caleb Walk Trail Ravine Road Trail Head

WESTDALE

MCMASTER UNIVERSITY



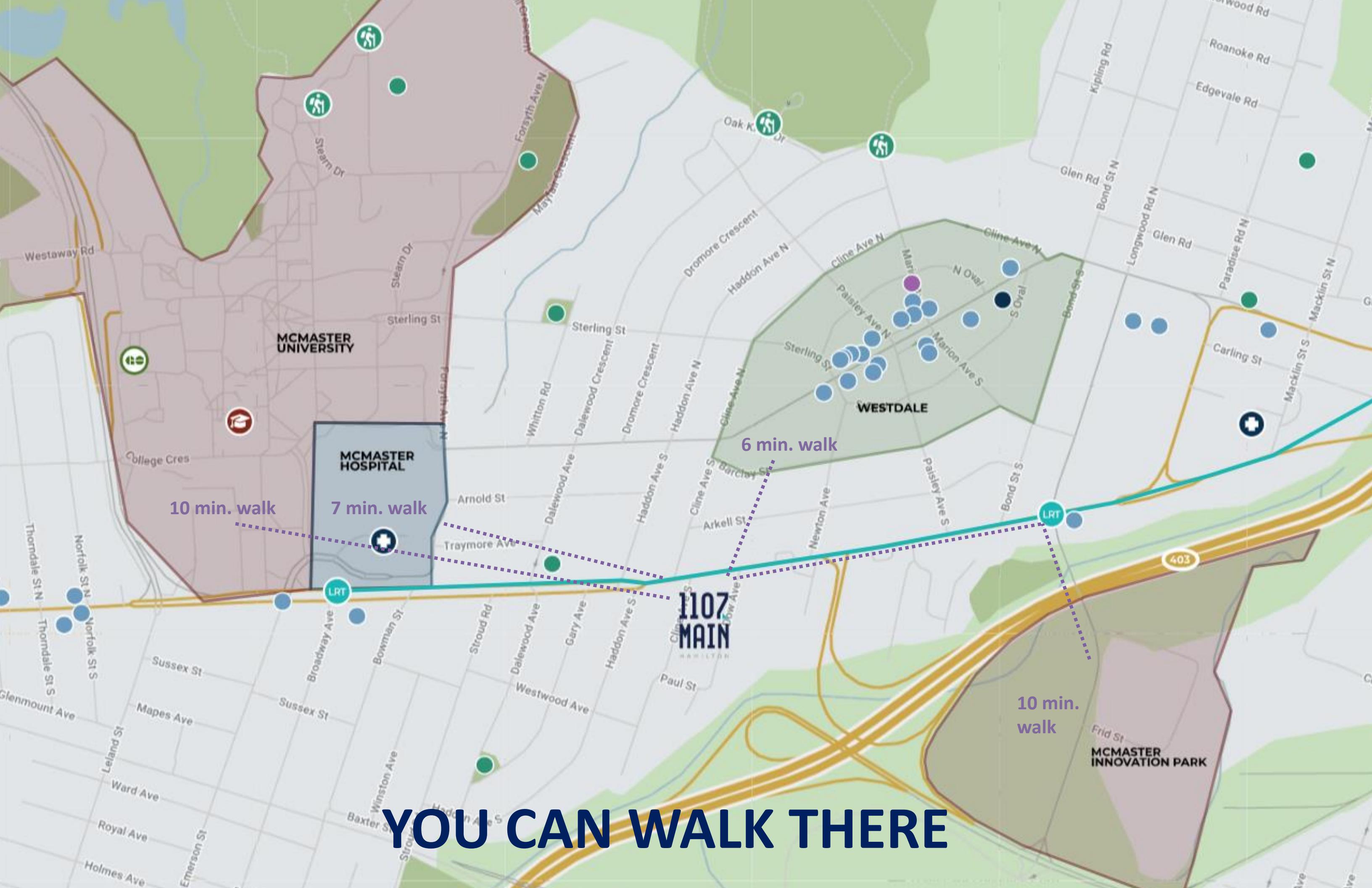
McMASTER HOSPITAL

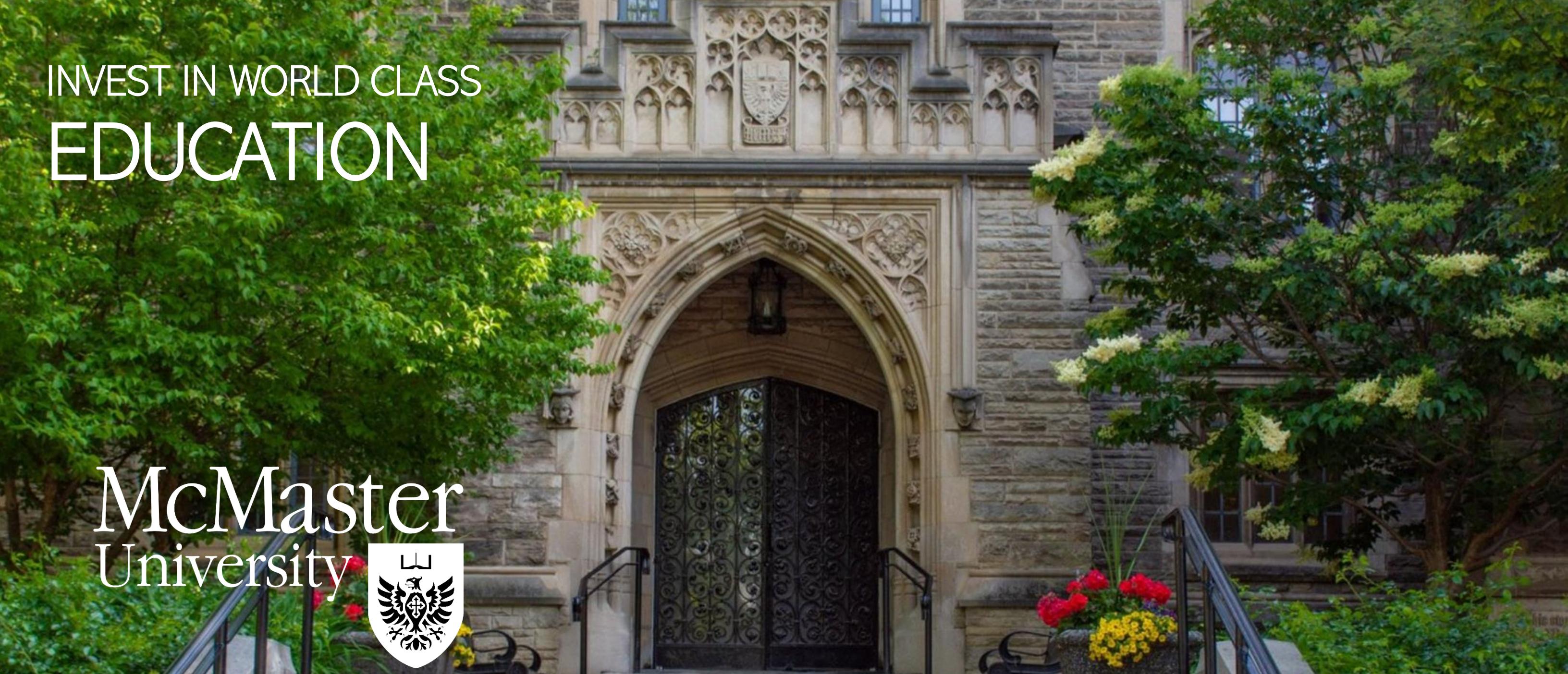


1107
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HAMILTON

LRT

YOU CAN WALK THERE





INVEST IN WORLD CLASS
EDUCATION

McMaster
University



A MAJOR LOCAL EMPLOYER:

The university employs over 14,800 people, 997 of which are full-time instructional faculty members.

INTERNATIONAL ENROLLMENT:

McMaster has achieved a strong reputation as a global school. International student enrollment has increased by 24.7% since 2018.

37K+ STUDENT POPULATION:

McMaster is home to 32,119 undergraduates and 5,251 graduate students, for a total population of 37,370 students.



2ND

TOP 100
EMPLOYERS

\$32M

AN INTERNATIONALLY RENOWNED
UNIVERSITY

McMaster's clinical medicine program ranked 47th worldwide and **2nd in Canada**. The Civil Engineering, Public Health, Library Science, Engineering, and Transportation Science programs were also in the top 100 in the world.

ONE OF HAMILTON'S TOP EMPLOYERS

McMaster is rated one of Hamilton-Niagara's Top Employers for **7th consecutive year**. The University has also been recognized as one of Canada's top employers for diversity.

INVESTING \$32 MILLION IN
BIOMEDICAL INNOVATION

A **\$32 million donation** will bolster the University's role in medical innovation. These funds will support the creation of a School of Biomedical Innovation.

University Hall

Source: Shanghai Rankings

Source: Canada's Top 100

Source: McMaster University

DEMAND FOR ACADEMIC ACCOMMODATIONS

Only 10% of the 37,370 students can be housed on campus, without any housing guarantee for first-year students.

89% is the average admission required to qualify for residence.

74% of available housing are shared rooms.



COMPETITION FOR HIGH QUALITY ACADEMIC ACCOMMODATIONS

McMaster has been ranked one of the world's most international universities, and one of only four Canadian postsecondary institutions on a global ranking by Times Higher Education.

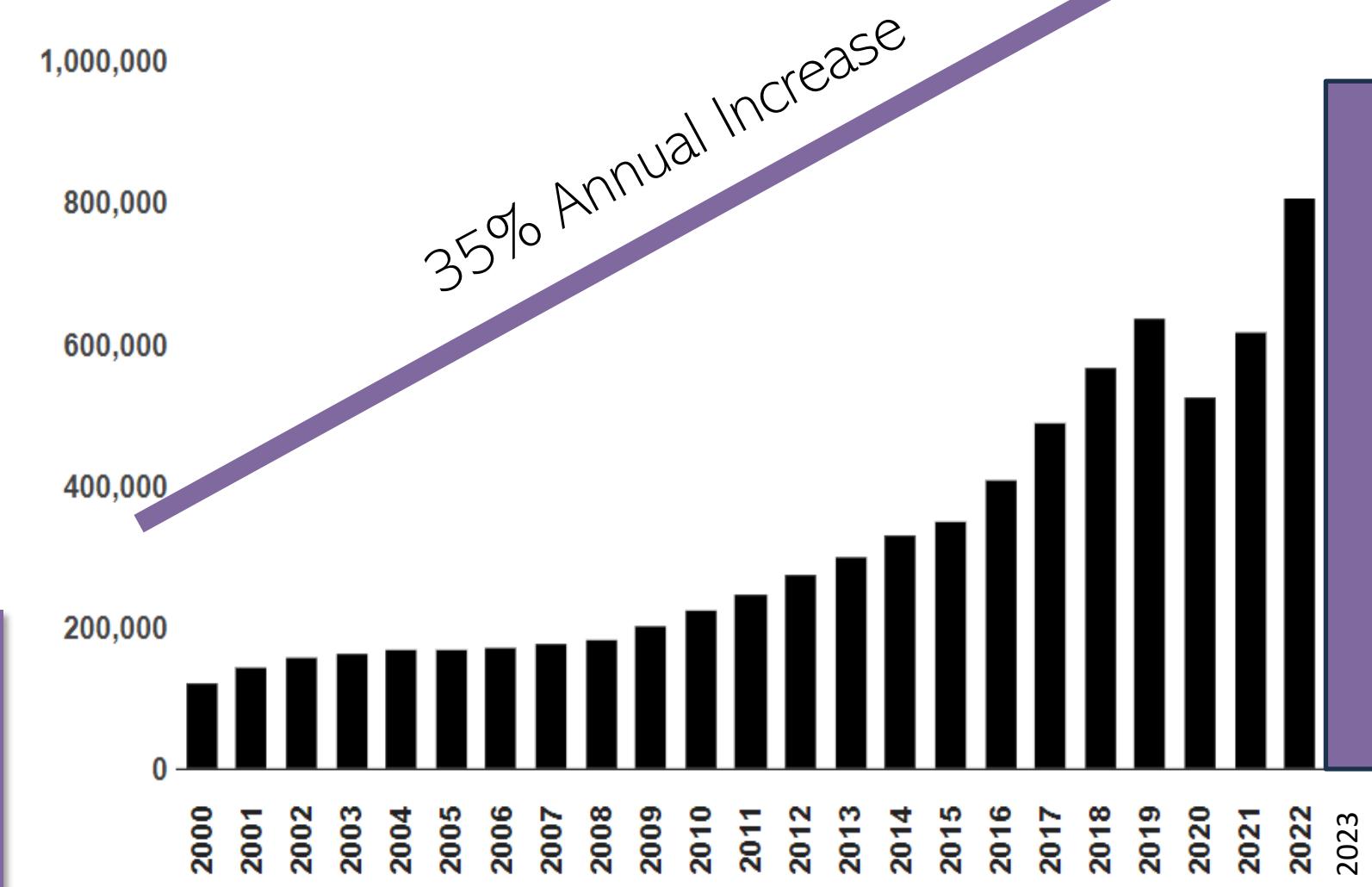
17.5% of all students at McMaster University are international students, up from 14.5% in 2022. They account for 20% of first-year students on residence.

International students pay over \$42,000 per semester compared to \$7,200 for domestic students, and must have the financial means to obtain their study permit.

Over 550,000 student study permits were issued in 2022. A **188% increase in the last 5 years**. Study permits can be extended to the student's spouse and dependents.

Nearly 1 In 48 People In Canada Are On A Student Visa

The total number of unique people that held a study permit in Canada at year end.



RENTAL HOUSING LICENSING PILOT PROGRAM

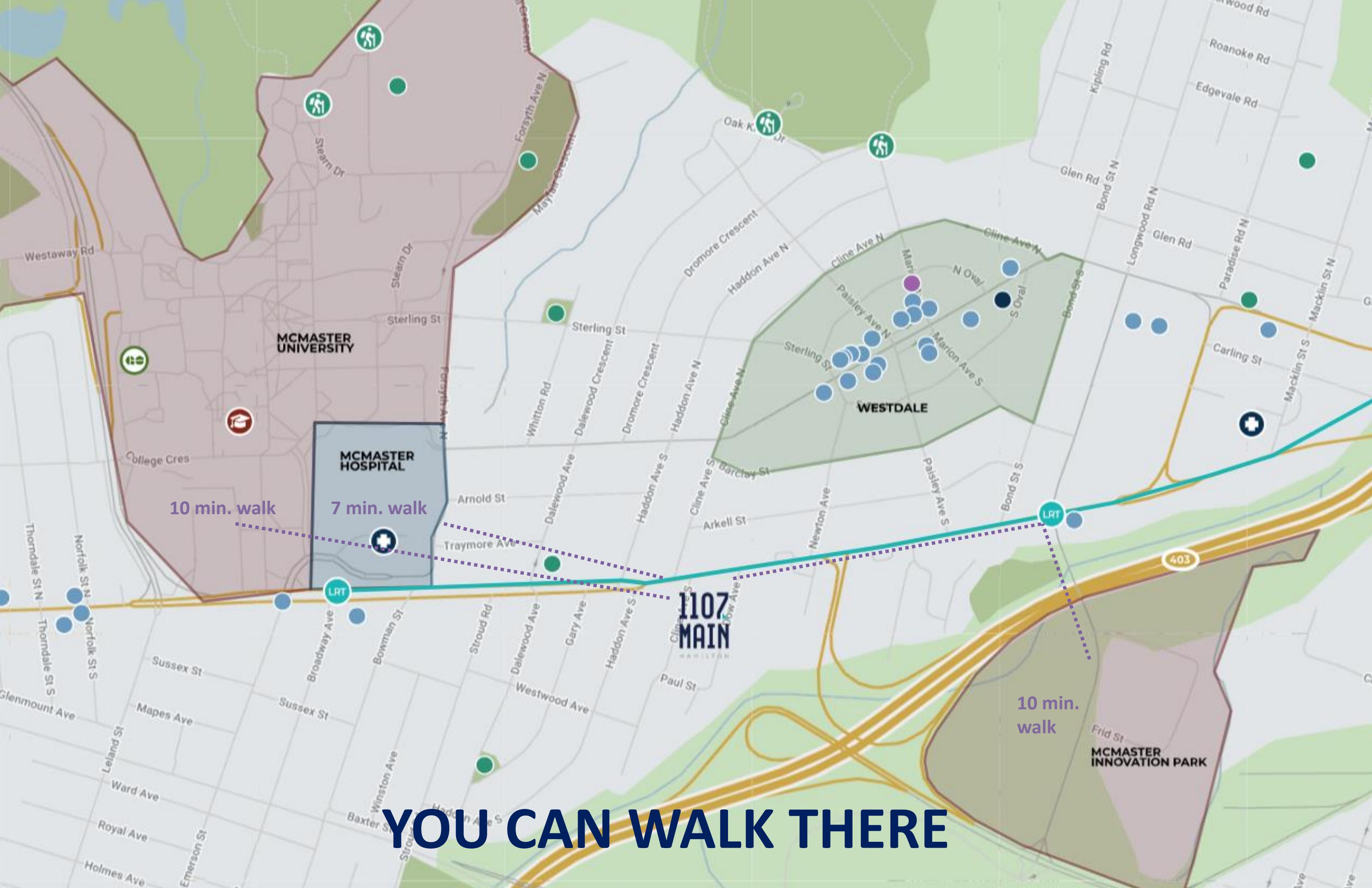


In 2021, Hamilton City Council passed a Student Rental Bylaw designed to eliminate student rentals that exist in private dwellings.

Unlike Waterloo, Hamilton appears to want a return to a single-family neighbourhood and lacks any plans for the needed replacement housing.

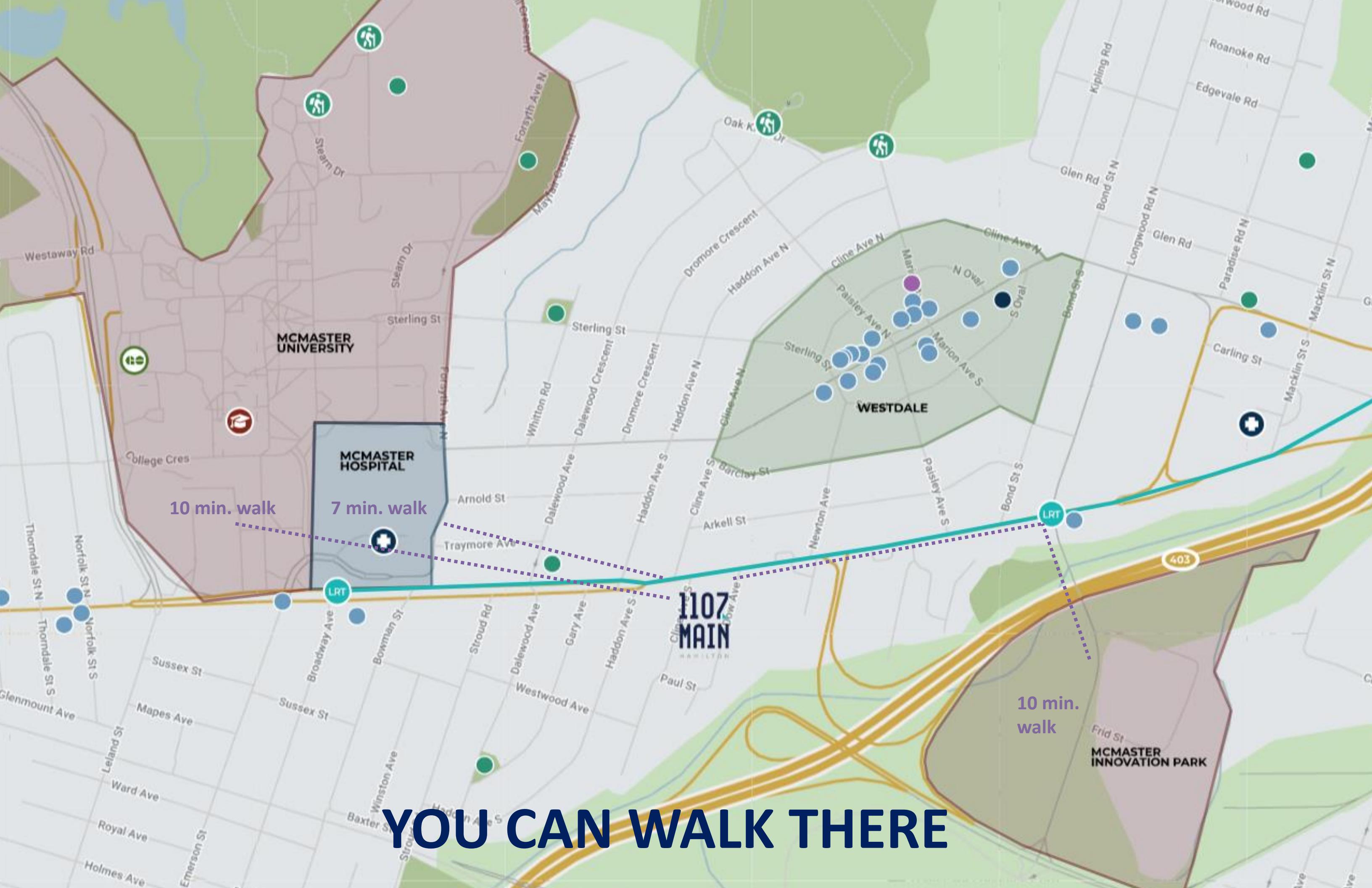
The bylaw is being rolled out in stages across the wards around McMaster University and Mohawk College to combat absentee landlords and illegal dwelling units.

Rental units will need to fully comply with the Ontario building code, fire code, electrical code, room size and layout, and all other regulations.



MCMASTER CHILDREN'S HOSPITAL IS HOME TO THE FASTEST-GROWING KIDS-ONLY EMERGENCY DEPARTMENT IN ONTARIO, AND HAS THE LARGEST PEDIATRIC MENTAL HEALTH PROGRAM AND NEONATAL INTENSIVE CARE UNIT IN CANADA.

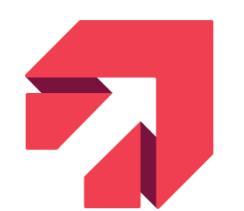
HAMILTON HEALTH SCIENCES AND MCMASTER HOSPITAL RANKED 7TH OVERALL AMONGST THE COUNTRY'S TOP 40 RESEARCH INSTITUTES, AND EMPLOYS OVER 15,000 STAFF MEMBERS.





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 McMaster
INNOVATION
PARK



THE \$1.7 BILLION MCMASTER INNOVATION PARK IS ONLY A 10 MINUTE WALK AWAY

58 acres featuring a 2.8 million square foot Life Sciences MegaHub, and will provide over 5,000 full-time jobs.

A collaborative space for start-ups, entrepreneurs, researchers, and industry partners to connect and bring ideas to life – bridging the gap between research and industry.

Currently home to 100+ companies in the Life Science, Biotech, Engineering & Advanced Manufacturing, and high-tech sectors.



CCIRC



BBA



FYI LABS™
INNOVATION AS A SERVICE



synapse
Life Science Consortium

UNU
INWEH



Obie



25X LARGER THAN COMMUNITECH
(KITCHENER, ONTARIO)

4X LARGER THAN SHARD TOWER (95-
STOREYS, LONDON, ENGLAND)

2X LARGER THAN THE CHRYSLER
BUILDING
(NEW YORK CITY, NEW YORK)

75% LARGER THAN SCOTIA PLAZA
& EQUAL TO FIRST CANADIAN PLACE
(TORONTO, ONTARIO)



Building 606 (located at 606 Aberdeen Avenue), and the adjacent Glass Warehouse (together formed part of the former Westinghouse Corporation factory) will be converted to 350,000sf adaptive reuse expansion project that would stand at the gateway to the Innovation Park.

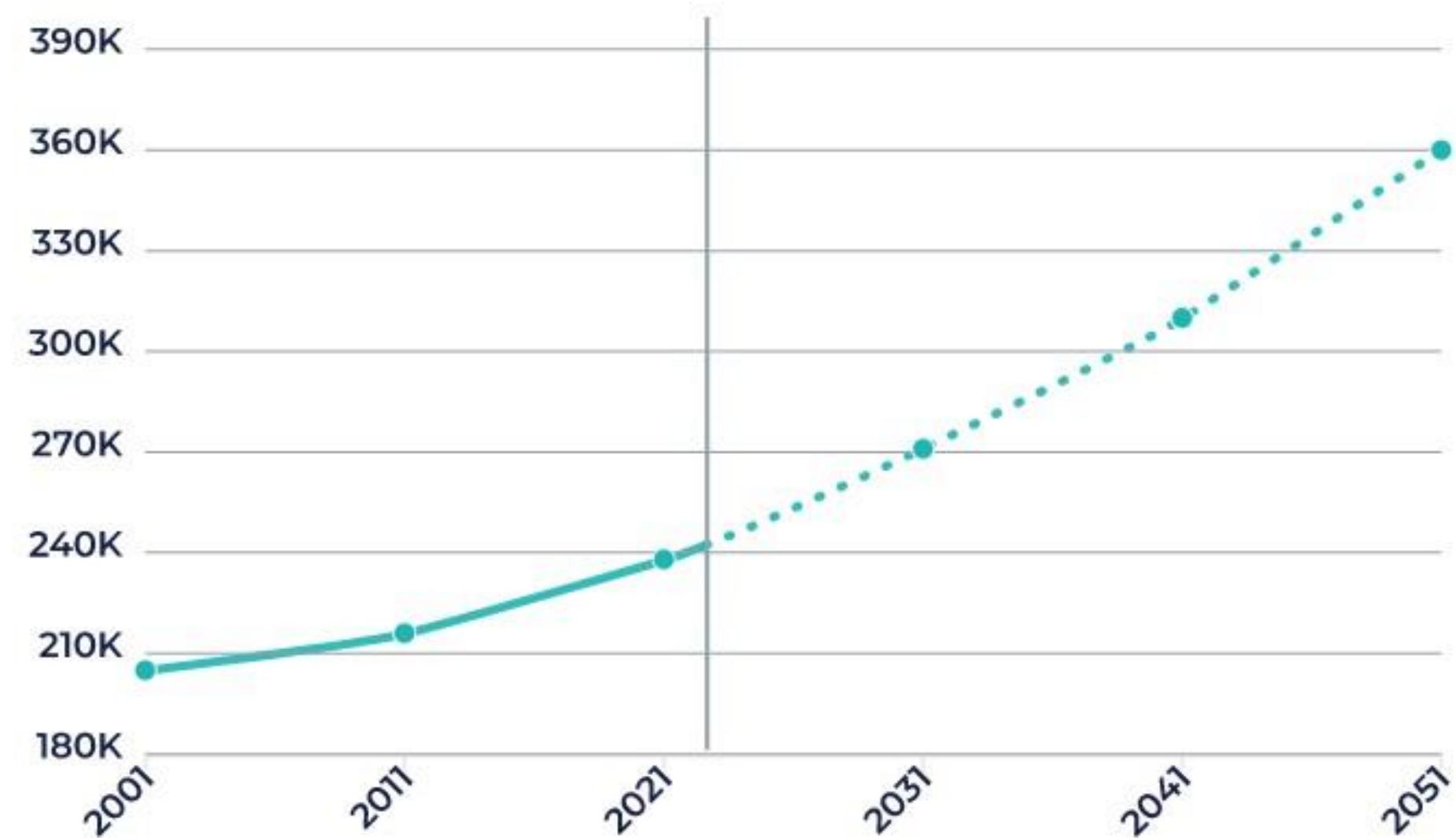


UNPRECEDENTED GROWTH

**GROWING AT TWICE
THE HISTORIC AVERAGE,
HAMILTON IS
PREDICTED TO ADD
OVER 149,000 NEW
RESIDENTS BY 2041.**

Source: Lorian and Associates

Hamilton's Rate of Growth is Increasing

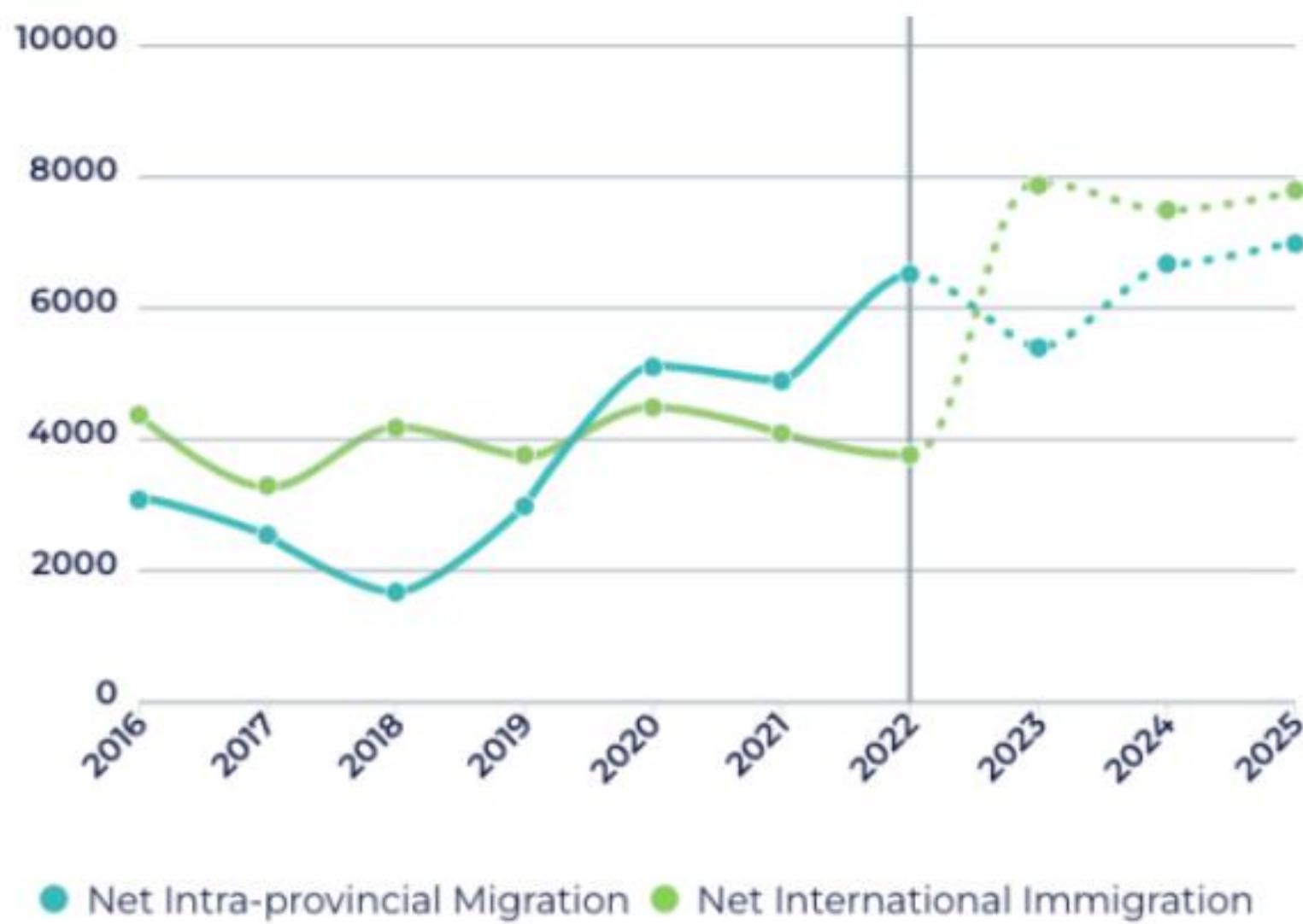


● Predicted Growth of Hamilton City Population

Source: Lorian and Associates

UNPRECEDENTED GROWTH

Net Migration Rates into Hamilton Are Increasing



INTERNATIONAL
IMMIGRATION INTO
HAMILTON IS EXPECTED TO
JUMP TO **7,500 PEOPLE**
PER YEAR.

Source: Statistics Canada

UNPRECEDENTED GROWTH

INTRA-PROVINCIAL MIGRATION POPULATION BOOM

Intra-provincial migration led to over 53,000 people moving to Hamilton between 2001 & 2021. The majority coming from York, Peel and other parts of the GTA.



Source: Statistics Canada



AFFORDABILITY IS KEY

The percentage of median income needed to own the average home in Hamilton is 52.9% compared to Toronto's 72.4%.

UNPRECEDENTED DEMAND FUELS EXPLOSION IN MARKET

Housing Pricing in Hamilton (All Types)



Fueled by unprecedented demand, Hamilton's real estate market has exploded the last few years. Even with current market slowdowns, the average cost of housing remains above pre-pandemic levels.

WESTDALE HAS HAMILTON'S LOWEST OVERALL VACANCY RATE OF 1.8% COMPARED TO THE CITY'S AVERAGE 2.1%.

Westdale's Vacancy Rates are Consistently Better Than Downtown Hamilton





INVEST IN CONNECTED TRANSIT

24
HOURS

140
KM PER HOUR

600+
KILOMETERS

EXPANDED ALL DAY GO SERVICE TO TORONTO

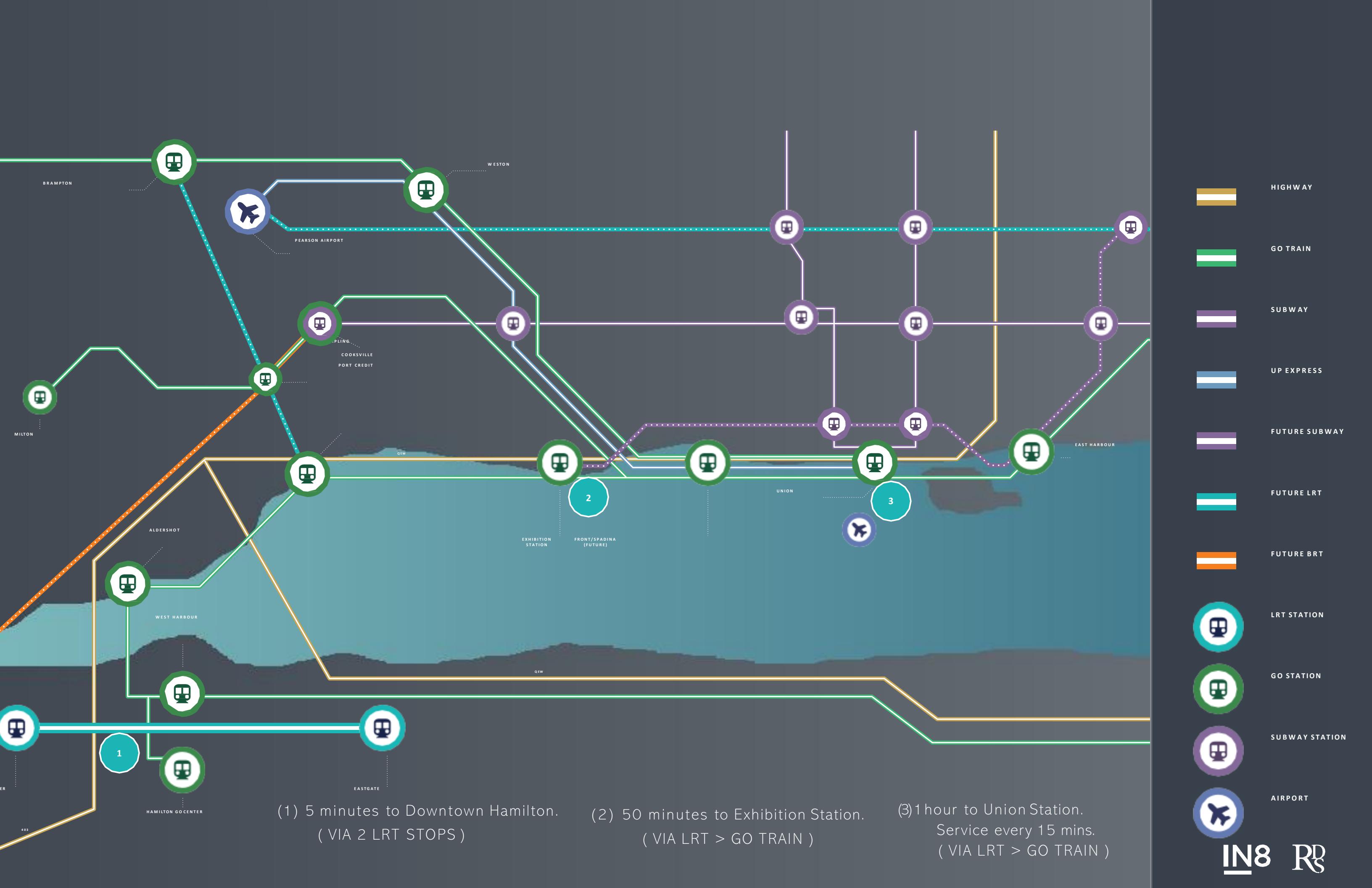
Metrolinx has expanded its service to be hourly, all-day, seven days a week between West Harbour GO and Toronto's Union Station.

NEW TRAINS FOR A FASTER & MORE EFFICIENT FLEET

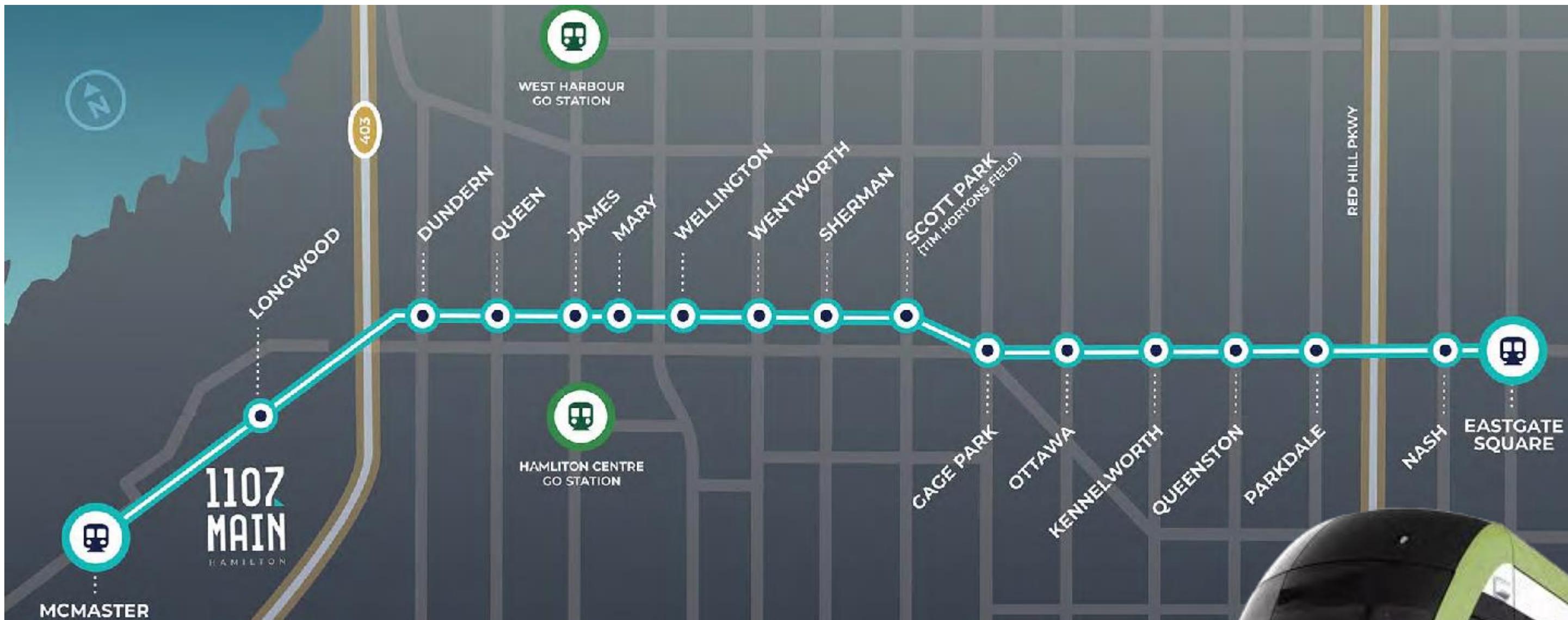
Metrolinx is investing in an upgraded fleet of trains that are capable of reaching speeds of 140km/hour between stations.

OVER 600 KILOMETRES OF ELECTRIFIED RAPID LINES

Metrolinx plans to implement an electrified GO line. This \$13.5 billion investment will reduce ride times by 29% with trains arriving at stations every 15



LRT GETS THE GREEN LIGHT



- LRT gets **\$3.4 Billion** in federal & provincial funding.
Source: Province of Ontario
- Running from McMaster University to East Gate Square, connecting Westdale to the east-end and GO services.
- Anticipated to begin construction in **2024** and bring an estimated **7000 jobs** to the City of Hamilton.

Source: Metrolinx



THE OPPORTUNITY

1107 Main is the first new condominium building in Westdale to address the area's intense demand. The opportunity is now to mirror the success that Waterloo continues to realize. The stage is set for this to be a precedent setting solution for Westdale's housing supply crisis.



NO NEW HOUSING IN WESTDALE FOR
OVER 40 YEARS

Demand is at an all time high due to
the lack of purpose- built
developments.



HAMILTON FACES OVERALL HOUSING
SHORTAGE

Needing to double its building
rate, the province has given
Hamilton a target of **47,000** units
over the next decade.

Source: The Bay Observer



MCMASTER FACES HOUSING
SHORTAGE

Residence wait lists have been in
the range of **100-600** students
long.

Source: The Globe and Mail

1107
MAIN
HAMILTON

CASE STUDY

SATISFYING HOUSING DEMAND IN WATERLOO'S UNIVERSITY DISTRICT

THE PROBLEM

At the end of the 1990's, private investors recognized a housing shortage in the Northdale neighbourhood located between University of Waterloo and Wilfrid Laurier University.

A re-development of the area, with a focus on intensification started with small and mid-rise residential buildings. By 2010 more than a few high rises already transformed the skyline.

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IN8 RD

CASE STUDY

SATISFYING HOUSING DEMAND IN WATERLOO'S UNIVERSITY DISTRICT

THE SOLUTION

IN8 Developments alone built a portfolio of over 1500 beds from 2015-2019.

In 2015 IN8 introduced the first one bedroom purpose-built condominiums to the area.

The rental rates started at \$950/month.

By 2018, the same condos were renting for \$1450/month. In 2023 the rental rate is \$1850/month

Since 2015, IN8 has maintained 0% vacancy rates across the entire portfolio.

Purpose-built condominiums continue to outperform regular non purpose-built accommodations in terms of rental growth and appreciation.

Hamilton today, is echoing the challenges that Waterloo once faced. A severe shortage of purpose-built housing during a period of ever-increasing demand are both attributing to Hamilton's lowest rental vacancy rates and highest rents.

**1107
MAIN
HAMILTON**

IN8 RS















PURCHASER INCENTIVES



EXTENDED DEPOSIT STRUCTURE

5% IN 2023

5% IN 2024

5% IN 2025

5% IN 2027 (OCCUPANCY)

CAPPED DEVELOPMENT CHARGES

1 Bedroom & Den and Smaller at \$12,000

2 Bedroom and Larger at \$15,000

SMART HOME TECH PACKAGE

FURNISHED SUITE PACKAGE + 2 YEAR LEASE GUARANTEE WITH RENTAL MANAGEMENT

or

CREDIT ON CLOSING

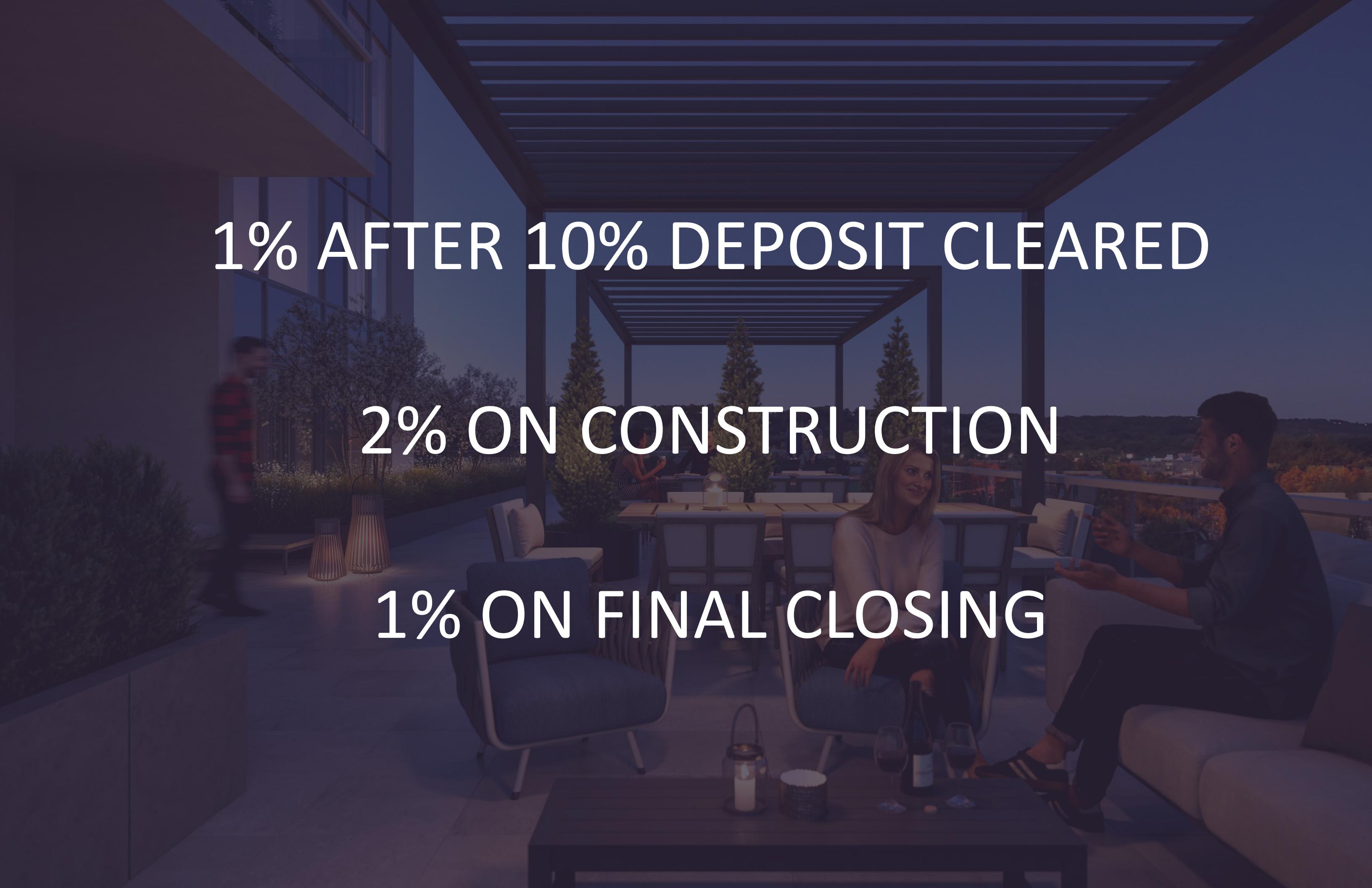
\$10,000 for 1 Bedroom & Den Suites and Smaller

\$15,000 for 2 Bedroom Suites and Larger

REDUCED VENDOR ASSIGNMENT FEE

REALTOR COMMISSIONS





1% AFTER 10% DEPOSIT CLEARED

2% ON CONSTRUCTION

1% ON FINAL CLOSING

TIMELINE



A large, modern residential building with a dark, textured facade and multiple balconies. The building is set against a dark sky, suggesting dusk or night. In the foreground, there is a landscaped area with various plants and flowers in planters. A few people are visible in the distance, and a bicycle is parked on the sidewalk. The overall atmosphere is sophisticated and contemporary.

SEPT. 19th & 20th – TEAM/BROKERAGE PREVIEWS

SEPT. 22nd to 24th – CLIENT PREVIEWS AT 15A-3220 DUFFERIN

SEPT. 25th – WORKSHEET SUBMISSION & ALLOCATION DAY

SEPT. 30th & OCT. 1st – PLATINUM SALES EVENT & HOTLIST

OCT. 4th – GRAND OPENING

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EXCLUSIVE BROKER PORTAL



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