

## ***Why Invest in Hamilton***

### **Summary**

The city of Hamilton's real estate will continue to be a solid performer for both home owners and investors. It is important to look for areas with a future, while ignoring past perceptions. This is especially true for Hamilton as its perception in the eyes of many in the GTA does not reflect the reality of a city that is growing and diversifying. High tech, post secondary institutions and a growing service and light manufacturing sector will help make Hamilton one of the most consistent economic performers in Ontario over the long haul.

Beating its total building permit value for the 2<sup>nd</sup> year in a row, Hamilton continues to surpass most Ontario cities in its building activity.

### **Key Points**

1. (2008 )Building permit in excess of 818 million dollars, 2 years in a row despite the downturn
2. Vastly Underestimated Economic Centre (creating a tremendous upside situation)
  - a. McMaster Innovation Park - Planned High Tech Industrial Park (in conjunction with McMaster university)
  - b. Diversified economic streams (not a steel town anymore. Health Sciences, Manufacturing (U.S Steel, Dofasco Steel), Agriculture and City Development now pose as largest employers)
3. Upsurge in population density – Hamilton on U-Haul's top 25 Canadian move in cities
4. Re-Max 1<sup>st</sup> time home buyers report –Hamilton is one of the most welcoming areas for first time buyers
5. Canadian Business Magazine (2008) ranked Hamilton as the 7<sup>th</sup> best city to do business in Canada.
6. Average home price is significantly less than GTA allowing for cash flow opportunity

*Source: Top Ontario Investment Towns by Don Campbell, Melanie Reuter*