



## REAL ESTATE INVESTMENT

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# Ontario's Top Investment Towns Named For 2009 - 2014

National Independent Real Estate Research Company  
Releases Findings of Ontario Economic Analysis

**Embargoed for Release at 12:00 AM EDT, Friday, October 2, 2009**

### "Technology Triangle remains the Number One place to invest in Ontario"

Oct. 2nd - The Real Estate Investment Network's (REIN™) release of *Top Ontario Investment Towns* analyzes the current and future prospects for real estate investment opportunities in Ontario. The 102 page report states that recent market correction provides buying opportunities for home owners and investors; however, only in select regions of the province. It identifies which areas will outperform in the coming decade and finds that the Kitchener Waterloo Cambridge area is the top region in Ontario in which to invest in real estate.

REIN™ is Canada's leading real estate research, education, and consulting organization for the last 17 years and its latest report is an analysis of key economic fundamentals for investors and home owners across North America. The in-depth research is based on the latest statistics, economic and social trends, and on-the-ground reports from REIN™'s research staff, members and industry professionals.

### Today's Market Turmoil means Opportunity for Investors & First Time Home-Buyers

"Despite today's continuing market turmoil, our research indicates that there are more buying opportunities now than in the last few years, meaning more investment options and better yields" said report lead author Don R. Campbell, REIN™ President and author of the best-selling books *Real Estate Investing in Canada* and *97 Tips For Real Estate Investing*.

"With today's mixed market signals it is critical that investors and home-buyers complete that extra level of due diligence. We are no longer in the Tiger Woods years of real estate investing, where you won no matter what you bought. Now we get back to market reality where economic fundamentals, not speculation, will once again play the key role in whether a property increases or drops in value. The years of skyrocketing prices are finally over; however, over the long term the economic fundamentals of these key regions will help their property values dramatically outperform other regions of the province."

### The Top Ontario Investment Towns report list:

- |  |                            |
|--|----------------------------|
| 1) Technology Triangle: Kitchener, Waterloo, Cambridge | 6) Ottawa                  |
| 2) Hamilton  | 7) Brantford               |
| 3) Simcoe Shores: Barrie - Orillia                     | 8) Toronto                 |
| 4) Brampton  | 9) Vaughan                 |
| 5) Durham Region – Whitby, Pickering, and Ajax         | 10) Whitchurch-Stouffville |

### KWC on Top of the list

The communities of Kitchener, Waterloo, and Cambridge, known collectively as *Canada's Technology Triangle*, are becoming known as a competitive area in which to build high-tech businesses. The area is so strong economically that the Real Estate Investment

Network™ in its past research has dubbed it the “Economic Alberta of Ontario”. This continues to prove true as the region was once again selected as the number-one investment town in Ontario. Within a 24 hours drive, the *Technology Triangle* has access to more than 60% of Canada’s population and 40% of the U.S. population. The reinvention of the region’s economy in the last few years has led to investment in the information technology sector, a venture which has protected the Triangle from the steep increase in job losses experienced in many other Ontario communities. A commitment to infrastructure improvements and transportation projects will also help drive the economy and the real estate market in this area.

#### **Breaking through its past, Hamilton jumps up with a bright future**

Hamilton is poised to outperform most the province as it breaks through its past reputation and grabs a hold of the future. The continuing diversification of the City’s economy coupled with the increase in accessibility provided by the transportation improvements provides a strong economic base from which to work. Hamilton’s economy, in just a few short years will be unrecognizable when compared to the past decades. This renewal will help drive demand for real estate (rentals as well as ownership) in the City, especially in older neighbourhoods going through transition.

#### **Vaughan will benefit tremendously from increased housing values due to transportation projects**

With the largest job growth in all of Canada between 2001 and 2006, the economy of Vaughan is becoming increasingly more diverse. Its extensive transportation network, available land, and the lowest commercial and industrial property taxes in the GTA continue to attract new businesses to the area. The City of Vaughan has become a preferred location for investment, leading the country’s cities in the per capita of building permits issued. Once all the region’s transportation and other infrastructure projects are completed (like the expansion of the TTC Spadina Line and the construction of the Vaughan Corporate Centre), Vaughan will be among the most accessible regions in the Greater Toronto Area; this combined with the fact that the City has the lowest commercial and industrial taxes in the GTA, will drive demand for both residential and commercial/industrial property.

#### **Scarborough has the best opportunities in the City of Toronto**

Toronto continues to be a major economic engine for Canada, as it continues to be the financial and head office capital of the country. This, combined with a strong growth of immigration to the city will help to provide an ongoing source of both rental and ownership demand in the housing market. Some regions of the city will prove to be provincial leaders, while other regions will lag sadly behind. Investors in the Toronto market must focus on areas with future potential, while at the same time ignoring past neighbourhood reputations. One breakout region in coming years will be Scarborough. With home prices consistently below other regions of Toronto and a planned Rapid Transit expansion, the region will experience rapid growth.

#### **A Complete Discussion of the Top Ontario Investment Towns Friday October 2, 2009**

Don R. Campbell will be presenting the complete findings of this research at the International Centre in Mississauga at 7:00PM on Friday October 2, 2009 as part of the Real Estate Investment Network’s™ Investor Training weekend. For more information on this event, call the office at 888-824-7346 or email [info@reincanada.com](mailto:info@reincanada.com).

The full 102-page report is available to the media at no charge by contacting Allyssa Epp by phone at 888-824-7346 or email [allyssa@reincanada.com](mailto:allyssa@reincanada.com) and to members of the public for \$59.97 from the REIN™ office by phone at 888-824-7346, email [info@reincanada.com](mailto:info@reincanada.com) and at [www.reincanada.com](http://www.reincanada.com).

#### About the Real Estate Investment Network™

Founded in 1993, the Real Estate Investment Network (REIN™) has grown over the years to become Canada’s leading real estate research and education organization. REIN™ does not sell or market real estate to its members or the general public, but instead conducts objective and unbiased research, analysis and investor education. For further information on REIN™, visit [www.reincanada.com](http://www.reincanada.com).

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