



RISE & ROSE

AN INVESTMENT  
IN THE FUTURE

INVESTOR  
PACKAGE





# RISING VALUES, LOW VACANCY

## Richmond Hill's Promising Real Estate Outlook

Richmond Hill is one of the most sought-after locations in the GTA for new homebuyers. Real estate — especially condos on Yonge Street — remain a reliable and lucrative investment. Here is a brief look at some of the numbers.

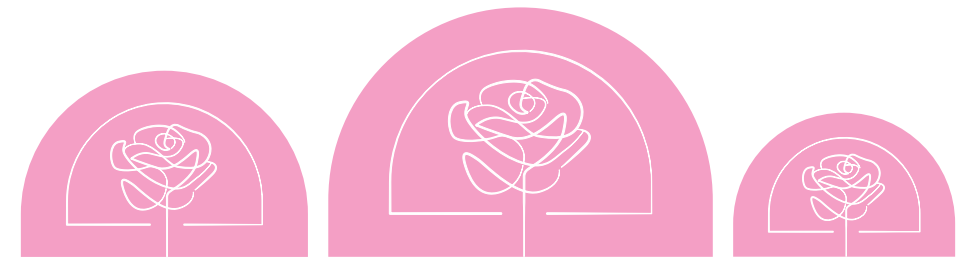


↑ 11%

The average annual increase in resale prices for all Richmond Hill homes, including condos, over the last 10 years.<sup>1</sup>

↑ \$306,400

The average increase in value for Richmond Hill condos between Dec. 2015 and Dec. 2023, from \$335,100 to \$641,500.<sup>2</sup>



## 1st new pre-construction condo launch in Richmond Hill since 2021.



0.6%

The current condo vacancy rate in Richmond Hill which, coupled with expected population growth, indicates a consistently strong demand for new condos.<sup>3</sup>

↑ 6.8%

Average annual appreciation in rent in Richmond Hill over the past 10 years.<sup>4</sup>

1. <https://www.gta-homes.com/new-condos-richmond-hill/>  
2. <https://www.mortgagesandbox.com/richmond-hill-real-estate-forecast>  
3. <https://www.gta-homes.com/new-condos-richmond-hill/>  
4. <https://www.gta-homes.com/new-condos-richmond-hill/>



# CANADA'S MOST EDUCATED WORKFORCE<sup>1</sup>

Richmond Hill is home to some of **the top-rated schools in the province**, which is a huge draw for young families.<sup>2</sup>



**Nearly 80%** of residents have a post-secondary education — the highest in the country. That includes the highest number of graduates in engineering, science, and math per capita.<sup>3</sup>



The average household income in Richmond Hill is **OVER \$130,000**, more than \$30,000 above the provincial median.<sup>4</sup>



● **RICHMOND HILL**

1. [https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev\\_Community\\_Profile\\_2018\\_K085\\_FINAL.pdf](https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf)
2. <https://www.greenparkgroup.ca/news/richmond-hill-schools-ranked-among-the-best-in-ontario/>
3. <https://www.richmondhill.ca/en/invest-and-do-business/Why-Richmond-Hill.aspx>  
[https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev\\_Community\\_Profile\\_2018\\_K085\\_FINAL.pdf](https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf)
4. <https://www.richmondhill.ca/en/find-or-learn-about/Demographics-and-Census.aspx#2021-City-wide-Census-Profiles>  
<https://www.statista.com/statistics/582818/median-total-family-income-ontario/>





## STRONG ECONOMY



## FRIENDLY BUSINESS ENVIRONMENT



## AN ATMOSPHERE OF AMBITION

Richmond Hill's financial picture has been consistently durable despite global economic challenges. In fact, the Richmond Hill economy remains one of Canada's few municipalities to see incremental **growth year-after-year** at a time when many regions are contracting.<sup>1</sup>



The Conference Board of Canada ranked Richmond Hill as **one of the top four cities in Canada** (and the only one in the GTA), **for attracting and retaining skilled workers.**<sup>2</sup>

The city's diverse and talented workforce has made Richmond Hill a draw for major international companies like **BMW, Levi's, Staples, and Volvo** who all have their Canadian headquarters in the city.

Plus, the city's tax-friendly environment and award-winning municipal support incentives has made Richmond Hill an attractive spot for the **5,180 companies** that have created more than **73,000 jobs.**<sup>3</sup>



## Top Business Sectors<sup>4</sup>



Health &  
Life Sciences



Professional, Scientific  
& Technical Services



Finance &  
Insurance



Information &  
Cultural Industries





# “A LITTLE NORTH, A LITTLE NICER”

## A city that invests in the lives of its residents

The city's motto, “a little north, a little nicer”, stems from the city's prime location less than 30 minutes north of the city of Toronto and for the exceptional quality of life it offers.

In 2022, the city invested **\$245 million** in local infrastructure projects, which amounts to an investment of **more than \$1,000 per resident**.<sup>1</sup>

RISE  
& ROSE

YONGE ST.

CANYON HILL AVE.





Richmond Hill was the **first municipality in Ontario to receive the ISO 14001, an international certification for environmental stewardship** thanks to such programs as the Clean Air Local Action Plan, the Shift Gears walking and biking initiative, and its award-winning waste diversion recycling programs.<sup>1</sup>

**IN ADDITION TO HUNDREDS OF SHOPS, SERVICES, RESTAURANTS, AND EVENTS, RICHMOND HILL ALSO OFFERS:<sup>2</sup>**



168 parks



5 protected lakes



10 Canadian colleges and universities within easy commuting distance



1 world-class hospital and pediatric centre



10 community centres



5 premier golf courses



6 pools, including one wave pool



1 state-of-the-art centre for the performing arts



5 arenas and skate parks

And more...



# CONNECTED BY ROAD, AIR & RAIL

**AT CANYON HILL, YOU'RE WITHIN 30 MINUTES OF...**

1

Pearson  
International  
Airport

2

Downtown  
Toronto via Highway  
404/DVP

3

Union Station  
via regular GO  
train service

## Connecting you to Toronto and surrounding municipalities in the GTA



Connecting you to the upcoming **Yonge North Subway Extension** will offer service north of Langstaff Rd. on Toronto's line 1.

**85**  
**WALK SCORE**



**EVERY 5 MINUTES:**

Regular YRT bus service, including rapidway VIVA express service, along the Yonge Street corridor which you can access from your doorstep at Rise&Rose.

## Easy access to highways 400, 401, 404, 407 & 7

1. [https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev\\_Community\\_Profile\\_2018\\_K085\\_FINAL.pdf](https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf)  
2. [https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev\\_Community\\_Profile\\_2018\\_K085\\_FINAL.pdf](https://www.richmondhill.ca/en/resources/Landing-Pages/Economic-Development/Accessible-EcDev_Community_Profile_2018_K085_FINAL.pdf)



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BROKERAGE SINCE 1987