

INVEST IN THE REBECCA



*Artist's concept

CONDOMINIUM
RESIDENCES
IN THE HEART
OF HAMILTON

JOHN REBECCA PARK



HAMILTON REAL ESTATE: A RELIABLE INVESTMENT

A LOOK AT THE NUMBERS

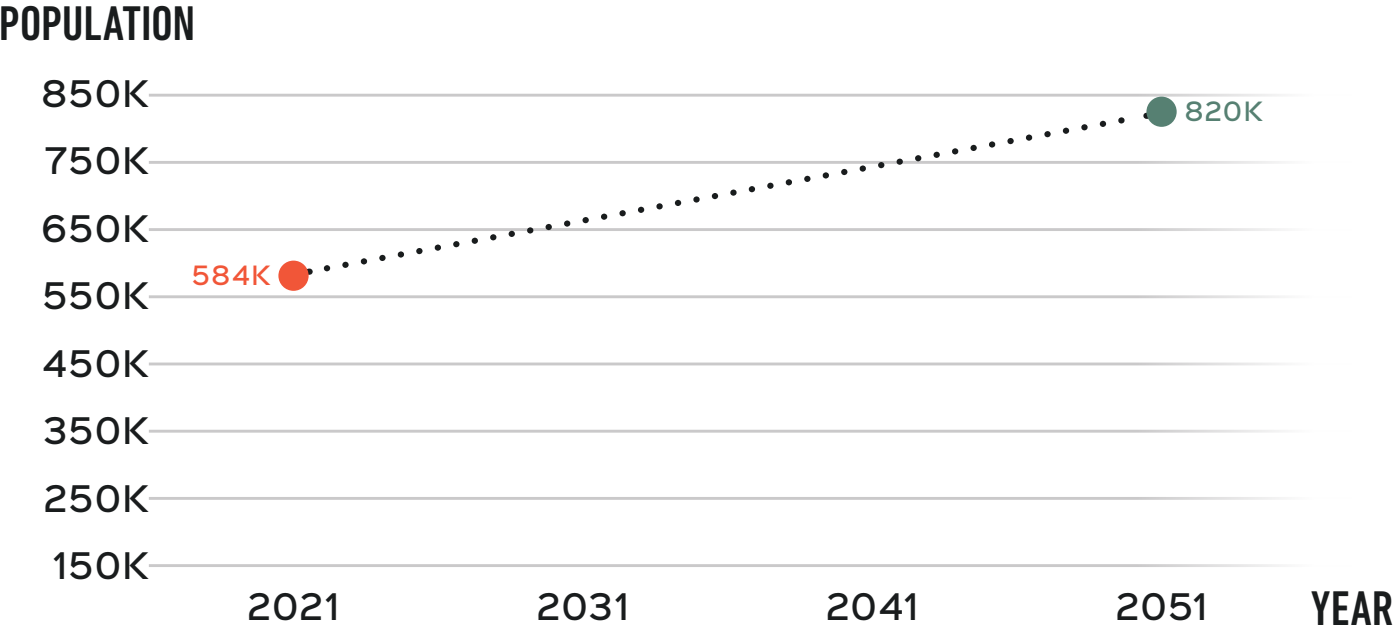


+\$1 BILLION

IN BUILDING PERMITS, FAR SURPASSING
ALL PREVIOUS RECORDS. (JUNE 2022)

THE CITY'S **GROWTH FORECAST**
INCLUDES **236,000 NEW**
RESIDENTS IN HAMILTON BY 2051.

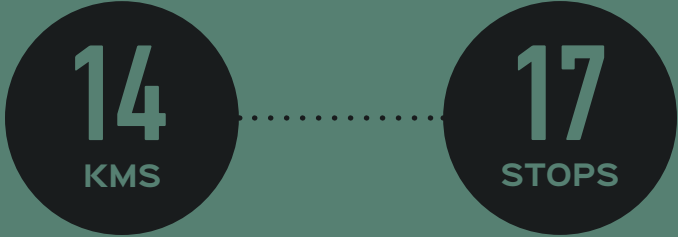
Source: Hamilton.ca



A GROWING TRANSIT NETWORK

A \$3.4 BILLION LRT LINE

ONE OF THE LARGEST
INFRASTRUCTURE
INVESTMENTS IN THE
HAMILTON'S HISTORY.



THE AREA

THE
REBECCA
CONDOS

WALK, DRIVE, RIDE WITH EASE

The Rebecca is uniquely situated in the heart of Hamilton to facilitate access to all of the city's amenities. Between exceptional walkability and transit scores, you'll be able to reach the best of the city within minutes.



MCMASTER
UNIVERSITY

15 MIN DRIVE
21 MIN BUS
21 MIN BIKE



MOHAWK
COLLEGE

9 MIN DRIVE
19 MIN BUS
14 MIN BIKE

5

MINUTE DRIVE TO
HAMILTON
GENERAL
HOSPITAL

7

MINUTE DRIVE TO
ST. JOSEPH'S
HEALTHCARE

15

MINUTE DRIVE TO
MCMASTER
CHILDREN'S
HOSPITAL



83

WALK SCORE



86

TRANSIT SCORE



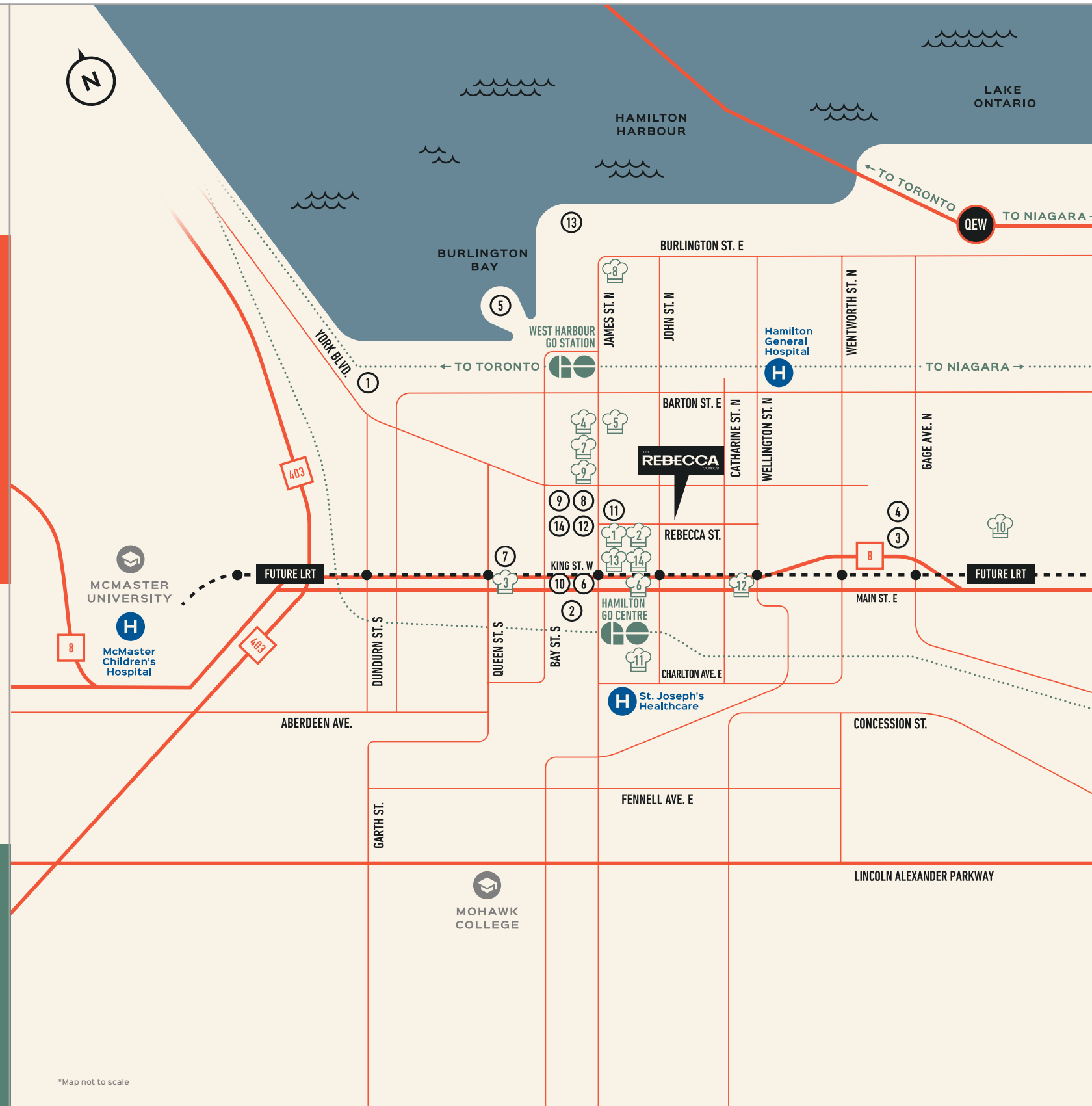
91

BIKE SCORE

WEST HARBOUR GO STATION 1KM



1KM HAMILTON GO CENTRE



*Map not to scale

PLACES OF INTEREST

- 1 DUNDURN CASTLE
- 2 ART GALLERY OF HAMILTON
- 3 CANADIAN FOOTBALL HALL OF FAME
- 4 TIM HORTONS FIELD
- 5 BAYFRONT PARK
- 6 FIRST ONTARIO CONCERT HALL
- 7 CASBAH
- 8 HAMILTON FARMER'S MARKET
- 9 BATL AXE THROWING
- 10 MOMENTUM FITNESS
- 11 JOHN REBECCA PARK
- 12 HAMILTON PUBLIC LIBRARY
- 13 OUTDOOR SKATING RINK AT PIER 8
- 14 FIRST ONTARIO CENTRE

EAT & DRINK

- 1 THE MULE
- 2 THE FRENCH
- 3 ELECTRIC DINER
- 4 CARO ON JAMES
- 5 BORN AND RAISED
- 6 REDCHURCH CAFE
- 7 MULBERRY COFFEEHOUSE
- 8 GRANDAD'S DONUTS
- 9 CHOCOLAT ON JAMES
- 10 THE ORIGINAL TIM HORTONS
- 11 THE JUDGE
- 12 GASTRO MARKET
- 13 UNDEFINED
- 14 BERKLEY NORTH

**PRE-CONSTRUCTION CONDOS
IN HAMILTON ARE OVER 60%
MORE AFFORDABLE
THAN TORONTO PRICES**

HAMILTON
AVERAGE PRE-CON CONDO PRICE

\$737K



TORONTO
AVERAGE PRE-CON CONDO PRICE

\$1.9M



PRE-CON 10-YEAR PRICE GROWTH

Hamilton's 10-year price
growth exceeds Toronto's

Altus Dashboard June 2024-June 2014

244%

HAMILTON

161%

TORONTO

HAMILTON RENTAL RATES 10-YEAR RENTAL RATE GROWTH 38%

KIWI CONDOS BY ROSEHAVEN HOMES,
CENTRAL HAMILTON (REGISTERED IN 2023)

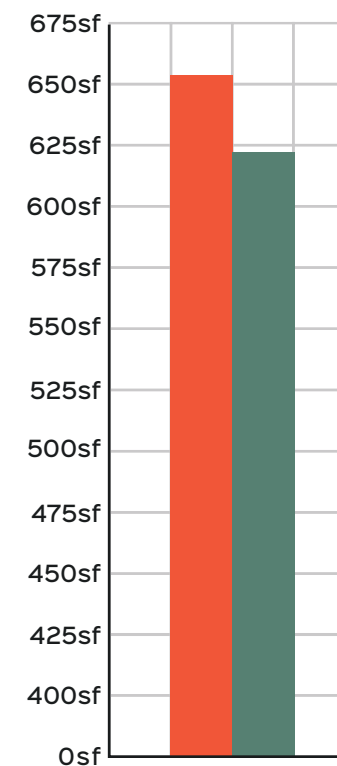
AVG. SIZE: 657sf | AVG. RENT: \$2,200

AVG. RENT (psf): \$3.35 | AVG. DOM: 24

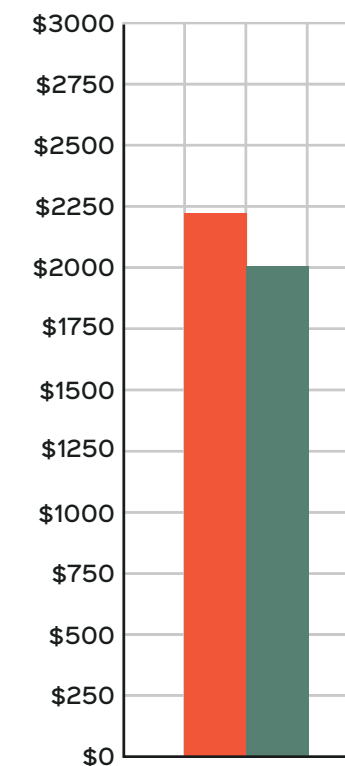
CENTRAL HAMILTON SUB-MARKET

AVG. SIZE: 619sf | AVG. RENT: \$2,044

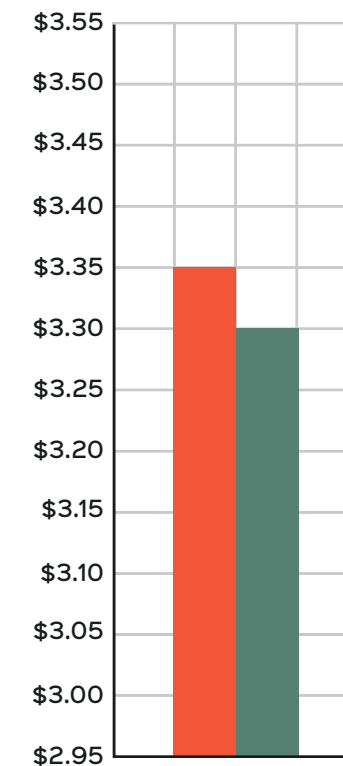
AVG. RENT (psf): \$3.30 | AVG. DOM: 29



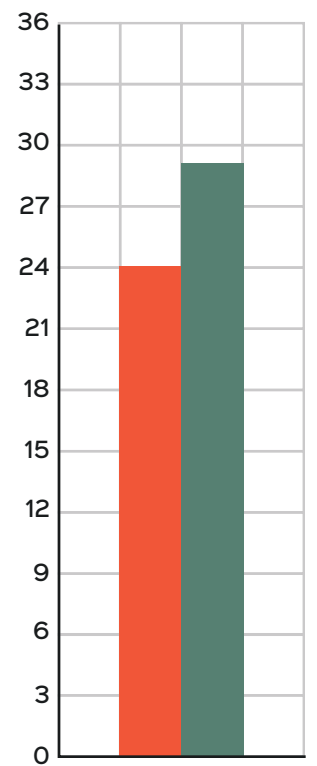
AVG. SIZE (sf)



AVG. RENT (\$)



AVG. RENT (psf)



AVG. DOM

Source: Q2-2024 Urbanation Rental Data



**9TH LARGEST REGIONAL
ECONOMY IN CANADA.**



**THE MOST DIVERSIFIED
MUNICIPALITY AND ONTARIO'S
FASTEST GROWING ECONOMY.**



**RANKED 4TH IN CONNECTIVITY
AND 10TH IN FDI STRATEGY.**

Hamilton Health Sciences ranks **#2 among 40 Canadian research hospitals** and is a top 25 influential research community globally, renowned for leading in stem cell research.

The only city that can offer **all four modes of transportation** – rail, road, air and port.

Hamilton's millennial population is 28% and has significant impact on Hamilton's **diversified economy**.

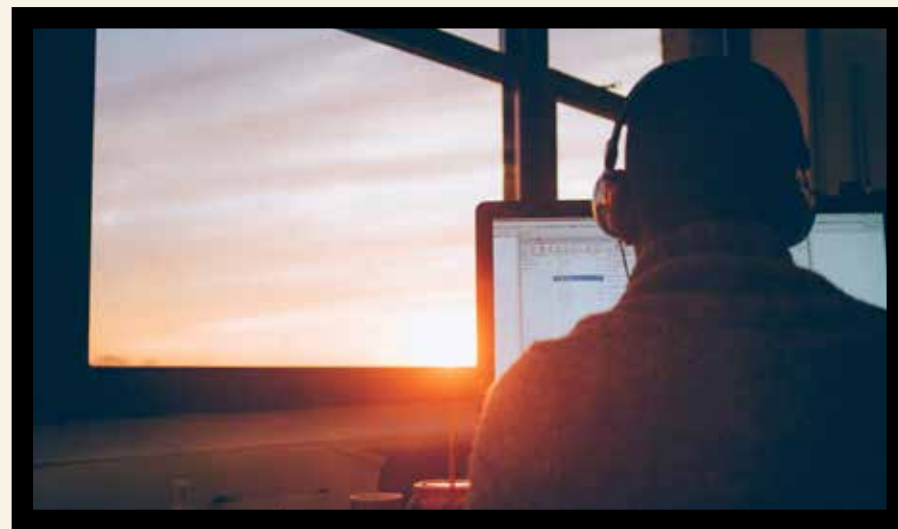
Mohawk College is the **largest trainer of apprentices** in the province of Ontario.

Top institutions are a magnet for national and international talent

McMaster University ranks as one of Canada's **top 3** most research-intensive universities.

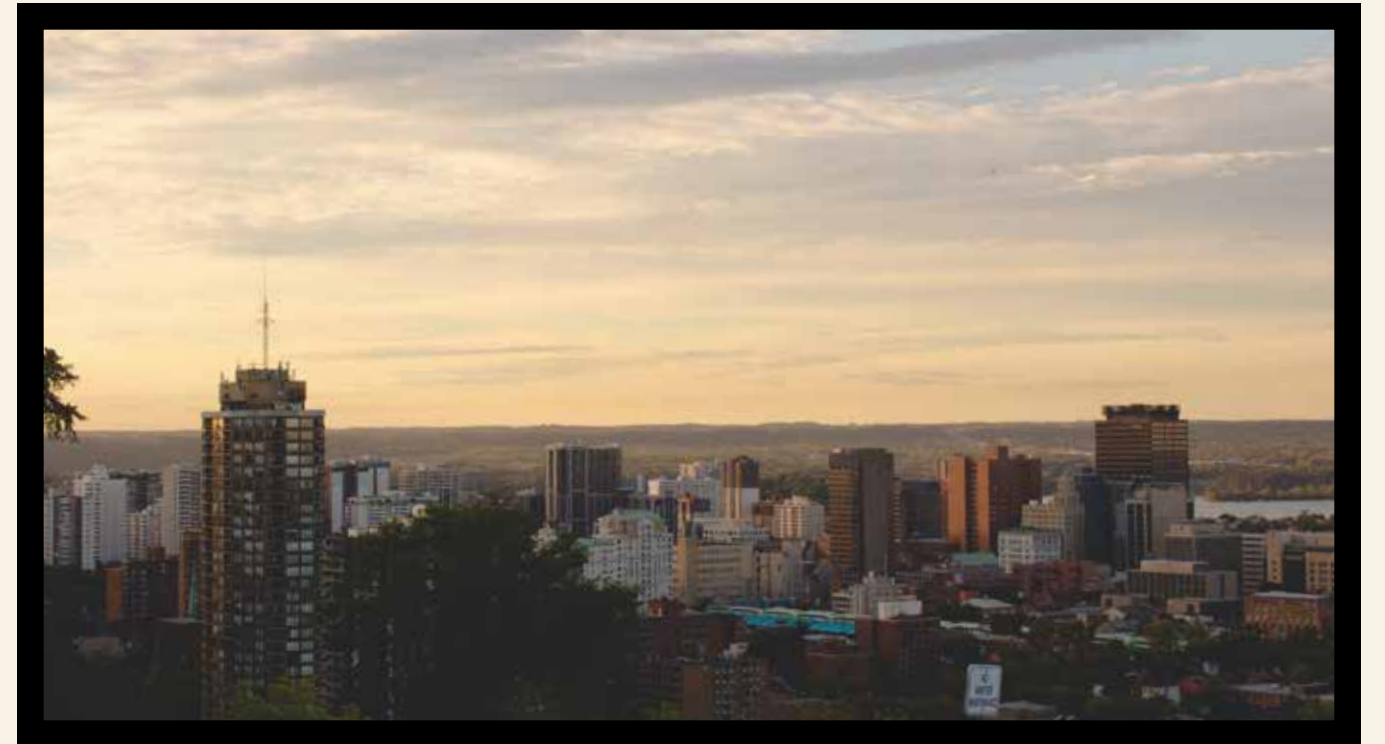
One of the three largest **food and beverage processing** areas in North America.

REASONS TO INVEST IN A HAMILTON CONDO



HOME TO BOOMING INDUSTRIES

Hamilton is becoming known as a tech and education/ research centre in the province of Ontario and is recognized as an up-and-coming centre to raise a family. With the ease transportation around the city and on the GO, more people are moving to Hamilton.



A FRIENDLIER HOME-BUYING BUDGET

The average cost per square foot for a condo in the city centre is 55% lower in Hamilton than Toronto. This positions Hamilton as great option to consider for first-time and seasoned homebuyers to live well and affordably, close to schools, parks, rec centres and other amenities.

https://www.numbeo.com/cost-of-living/compare_cities.jsp?country1=Canada&city1=Toronto&country2=Canada&city2=Hamilton



HOT NEW NEIGHBOURHOODS

Hamilton's redeveloped areas are especially attracting attention from new home buyers looking for a Toronto Queen West vibe, serving the needs of young couples and those working in new information and creative industries. One such location is Crown Point East which boasts a number of fashionable eateries, wine-bars and patios.



EDUCATION

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 integrates 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.





CAR SHARE PROGRAMS

Flexible and convenient Community Car Share. Dedicated parking spots at The Rebecca Condos for added convenience.



HAMILTON STREET RAILWAY

Hamilton's public bus transit system

Fleet of 260 buses

3,000 stops, shelters & terminals

Serving over 21,000,000 customers

https://en.wikipedia.org/wiki/Hamilton_Street_Railway



HIGHWAY ACCESS

Close proximity to Highway 403, QEW, Lincoln Alexander Pkwy and Red Hill Valley Pkwy.



HAMILTON INTERNATIONAL AIRPORT

Low-cost gateway for passenger travel

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 640 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

<https://www.hopaorts.ca/locations/port-of-hamilton/>

EXISTING AND FUTURE EXPANSION IN HAMILTON



**OVER 65 MILLION
PASSENGERS
PER YEAR**

DINING

Known for its cobblestone roads and vibrant patios during the warm summer months, Hamilton's Restaurant row does not fall short of options for your daytime or evening dining plans. Located along King William St. and James St. N., you'll be just steps away from what is sure to become your favourite destination for a coffee and chat, a cocktail and a snack, or a palette pleasing meal.

<https://eatnorth.com/helen-earley/hamiltons-restaurant-row>

JAMES ST. N.

EARTH TO TABLE BREAD BAR
14 JAMES ST. N.

UNION CHICKEN
10 JAMES ST. N.



ELECTRIC DINER
28 JAMES ST. N.

MEZZA CAFÉ
28 JAMES ST. N.

KING WILLIAM ST.



RELAY COFFEE ROASTERS
27 KING WILLIAM ST.

BERKLEY NORTH
31 KING WILLIAM ST.

UNDEFINED
35 KING WILLIAM ST.

THE FRENCH
37 KING WILLIAM ST.

HUGHSON ST. N.



THE MULE
41 KING WILLIAM ST.

THE DIPLOMAT
43 KING WILLIAM ST.

HAMBRGR
49 KING WILLIAM ST.

MYSTIC RAMEN
51 KING WILLIAM ST.

REBECCA ST.

JOHN ST. N.

CATHARINE ST. N.

THE
REBECCA
SITE
CONDOS

*Map not to scale

& RECREATION

Experience the best in culture and recreation that Hamilton has to offer just a few blocks from The Rebecca, with events and activities happening all year round!



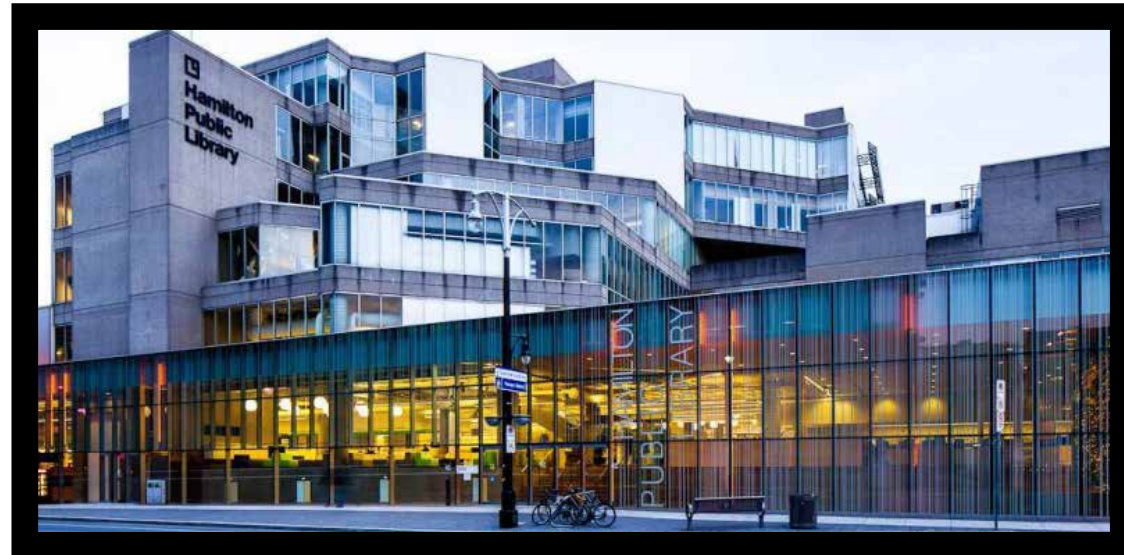
ART GALLERY
OF HAMILTON

BAYFRONT
PARK



PIER 8
OUTDOOR
RINK

HAMILTON
PUBLIC
LIBRARY



LANDMARK
CINEMAS



HAMILTON'S
ART CRAWL



FIRST
ONTARIO
CENTRE



HAMILTON
FARMER'S
MARKET



TIM
HORTONS
FIELD

WE
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NATURE NATURE NATURE



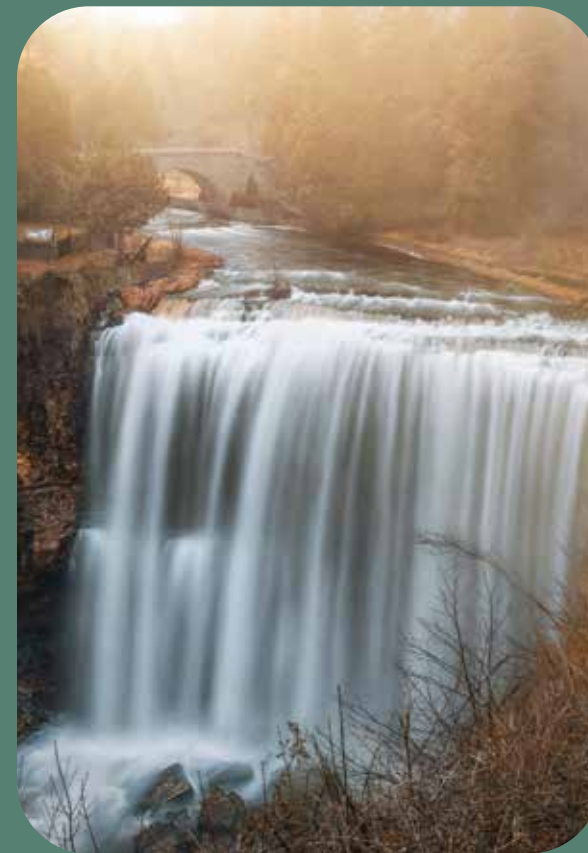
Over 49km of
city-owned **trails**

<https://www.hamilton.ca/parks-recreation/parks-trails-and-beaches/parks-listing>



Up to 265km of **on-street cycling lanes** and major multi-use trails

<https://www.hamilton.ca/streets-transportation/biking-cyclists/cycling-infrastructure>



Over 100 waterfalls –
known as the **Waterfall Capital** of Canada

<https://investinhamilton.ca/discover-hamilton/life-in-hamilton/>



Largest botanical garden in Canada –
Royal Botanical Gardens

<https://www.rbg.ca/>



Our Passion, Your Home

Since 1992, Rosehaven's portfolio has grown to include *over 9,000 homes and condos* across southern Ontario and the GTA. The combination of exquisite exterior and interior design, superior construction, and unparalleled customer service is what differentiates us as a builder.



The Vincent
VAUGHAN
Under Construction



KiWi Condos
HAMILTON
Recently Completed

We have now established a new tradition of excellence in mid- and high-rise construction, including right here in Hamilton. Along with The Rebecca, Rosehaven is also behind KiWi Condos on King William, a modernist addition to the city's art scene. Our other condo projects include Odyssey Condos and Towns, an award-winning lakeside condominium in Grimsby; The Vincent, a hotel-style residence at the Vaughan Metropolitan Centre; and Affinity Condos, an inspired mid-rise in Burlington. The centrepiece of Rosehaven's condo portfolio, however, is The Randall, an exclusive collection of luxury suites in Oakville.



Odyssey
GRIMSBY
Recently Completed



Affinity Condominiums
BURLINGTON
Completed

The Randall Residences
OAKVILLE
Completed



CONDOMINIUM RESIDENCES
IN THE HEART OF HAMILTON

