

THE CASE FOR SINGLE-FAMILY RENTAL INVESTMENT IN ONTARIO, CANADA

EXECUTIVE SUMMARY

The evolution of the \$4.4 trillion single-family rental (SFR) sector in the United States serves as a case study to demonstrate how conversions of individually owned single-family homes (SFH) to institutionally owned rental units can provide a dual benefit to renters and investors alike. This strategy creates quality rental housing options for tenants and can generate predictable, recurring cash flows for investor-owners. With time and investment, this sector has the potential to evolve into a professionally managed, institutionally owned commercial real estate (CRE) asset class within the larger rental housing spectrum in Canada as it has in the United States.

This report will demonstrate SFR's market potential as an asset class within the broader housing CRE sector in the province of Ontario, Canada's most populous region. This report focuses on 34 markets of various sizes and characteristics in Ontario; however, this SFR strategy may be applied to other regions in Canada and is certainly worth exploring given the housing shortage across Canada and the rising price of single-family homes across the nation.

Therefore, the premise is that a new SFR asset class can 1) provide a solution to the systemic shortage of housing, 2) create a desirable opportunity for an investment strategy in targeted markets.

The benefits of and rationale behind an SFR strategy in the Canadian (Ontario) market include:

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FULL REPORT



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