

INN*Sight* Quarterly

Cushman & Wakefield Global Hospitality
Canada
Q2 2018



**CUSHMAN &
WAKEFIELD**

Top 3 Things to Know

Click the **+** symbols below to learn more

1

Supply pipelines vary by market across the country, with improving market fundamentals sparking interest in new construction projects, while limited availability of land and high construction costs are factors limiting the viability of development.



2

Adrian Mauro, President of Chamberlain Construction, provides his insight on what is driving increasing construction costs for hotels in Canada.



3

May YTD data shows strong growth in many major markets, far surpassing expectations. The growth is primarily driven by ADR as demand has been optimized.



Q2 2018

CAP RATE SURVEY REPORT

HOTEL CAP RATES ACROSS CANADIAN MARKETS

LEGEND » UP: ▲ DOWN: ▼ FLAT: ◀ ▶

	VICTORIA/ WATERLOO			VANCOUVER			CALGARY			EDMONTON			WINNIPEG			LONDON		
	RANGE			RANGE			RANGE			RANGE			RANGE			RANGE		
Full-Service Downtown	6.00%	7.00%	◀▶	5.00%	6.25%	◀▶	7.00%	8.00%	◀▶	7.50%	8.50%	▼	8.00%	9.00%	◀▶	8.00%	8.50%	◀▶
Select-Service Suburban	7.00%	8.00%	◀▶	6.00%	7.50%	◀▶	7.50%	9.00%	▼	8.00%	9.00%	▼	8.00%	9.00%	▼	8.00%	9.00%	◀▶
Limited-Service Suburban	7.50%	8.50%	◀▶	7.00%	8.00%	◀▶	8.00%	9.50%	▼	9.00%	10.00%	◀▶	9.00%	10.00%	▼	8.50%	9.50%	◀▶

	KITCHENER/ WATERLOO			TORONTO			OTTAWA			MONTREAL			HALIFAX		
	RANGE			RANGE			RANGE			RANGE			RANGE		
Full-Service Downtown	8.00%	9.00%	◀▶	5.00%	6.00%	▼	7.00%	8.00%	◀▶	7.00%	8.00%	◀▶	7.50%	8.50%	◀▶
Select-Service Suburban	8.00%	9.00%	◀▶	6.00%	7.00%	▼	7.50%	8.50%	◀▶	7.50%	8.50%	◀▶	8.50%	9.50%	◀▶
Limited-Service Suburban	8.50%	9.50%	◀▶	6.50%	7.50%	▼	8.50%	9.50%	◀▶	8.50%	9.50%	◀▶	9.50%	10.50%	◀▶

Need more info? Contact us:

HOTEL INVESTMENTS

Curtis Gallagher*

Vice President
+1 416 359 2567
curtis.gallagher@cushwake.com

VALUATION & ADVISORY

Charles Suddaby, CMC, MRICS

Vice President, Practice Leader
+1 416 359 2407
charles.suddaby@cushwake.com

Brian Flood, AACI P.App., MRICS

Vice President, Practice Leader
+1 416 359-2387
brian.flood@cushwake.com

Cindy Schoenauer, AACI, RI

Vice President
+1 604 340 9141
cindy.schoenauer@cushwake.com

DID YOU CATCH OUR RECENT REPORTS ON THE LODGING ECONOMY IN THE U.S.?

Bookmark cushwakehospitality.com/publications to stay up to date on the latest in the hospitality and gaming market.

Cushman & Wakefield ULC, Valuation & Advisory 161 Bay Street, Suite 1500, Toronto, Ontario M5J 2S1

© 2018 Cushman & Wakefield. All rights reserved. The information contained within this report is gathered from multiple sources considered to be reliable. The information may contain errors or omissions and is presented without any warranty or representations as to its accuracy.

*Real Estate Sales Representative