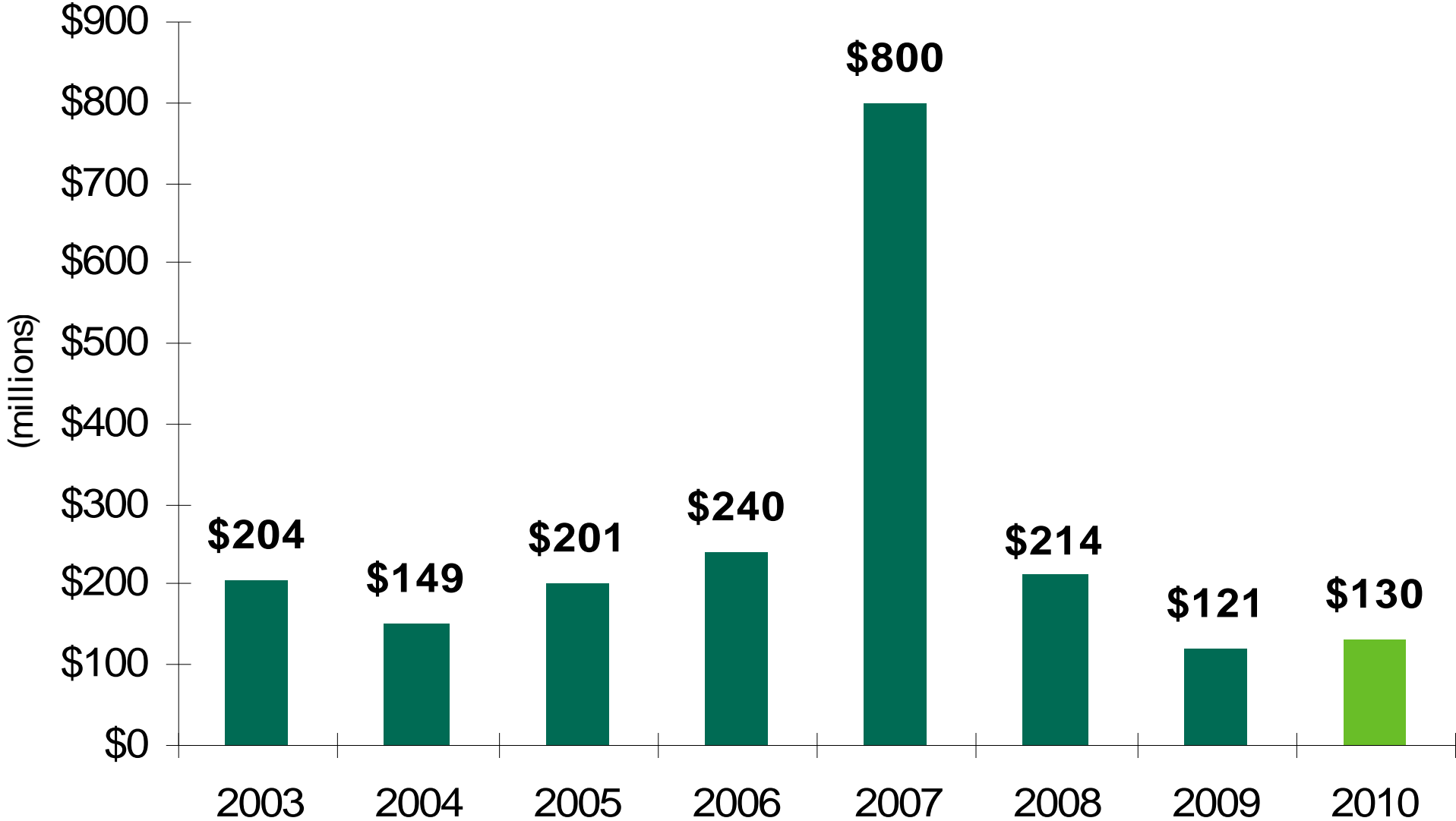




Edmonton Real Estate Forum

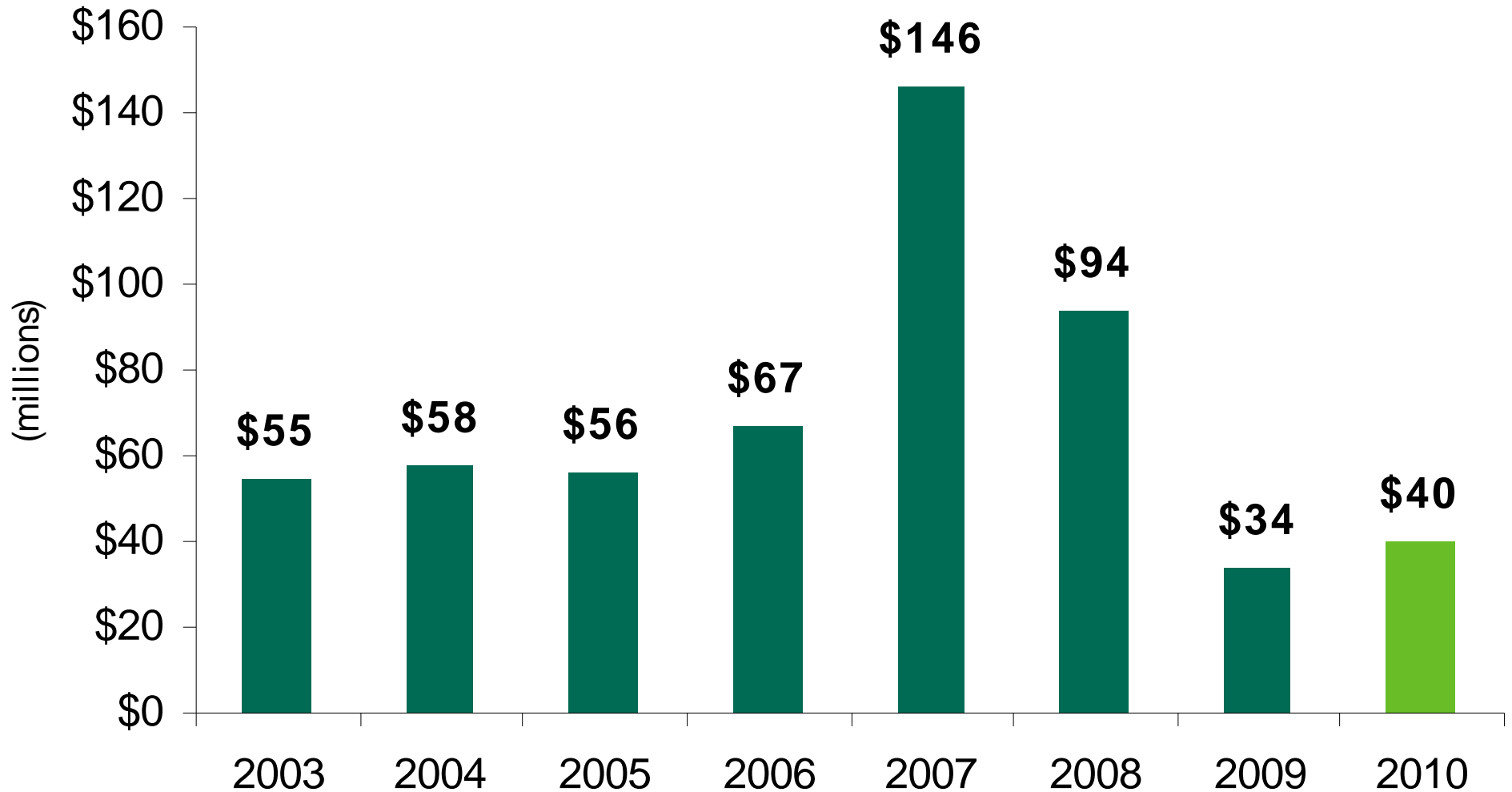
Edmonton, AB
May 4, 2010

Edmonton Multi-Family Sales Transactions



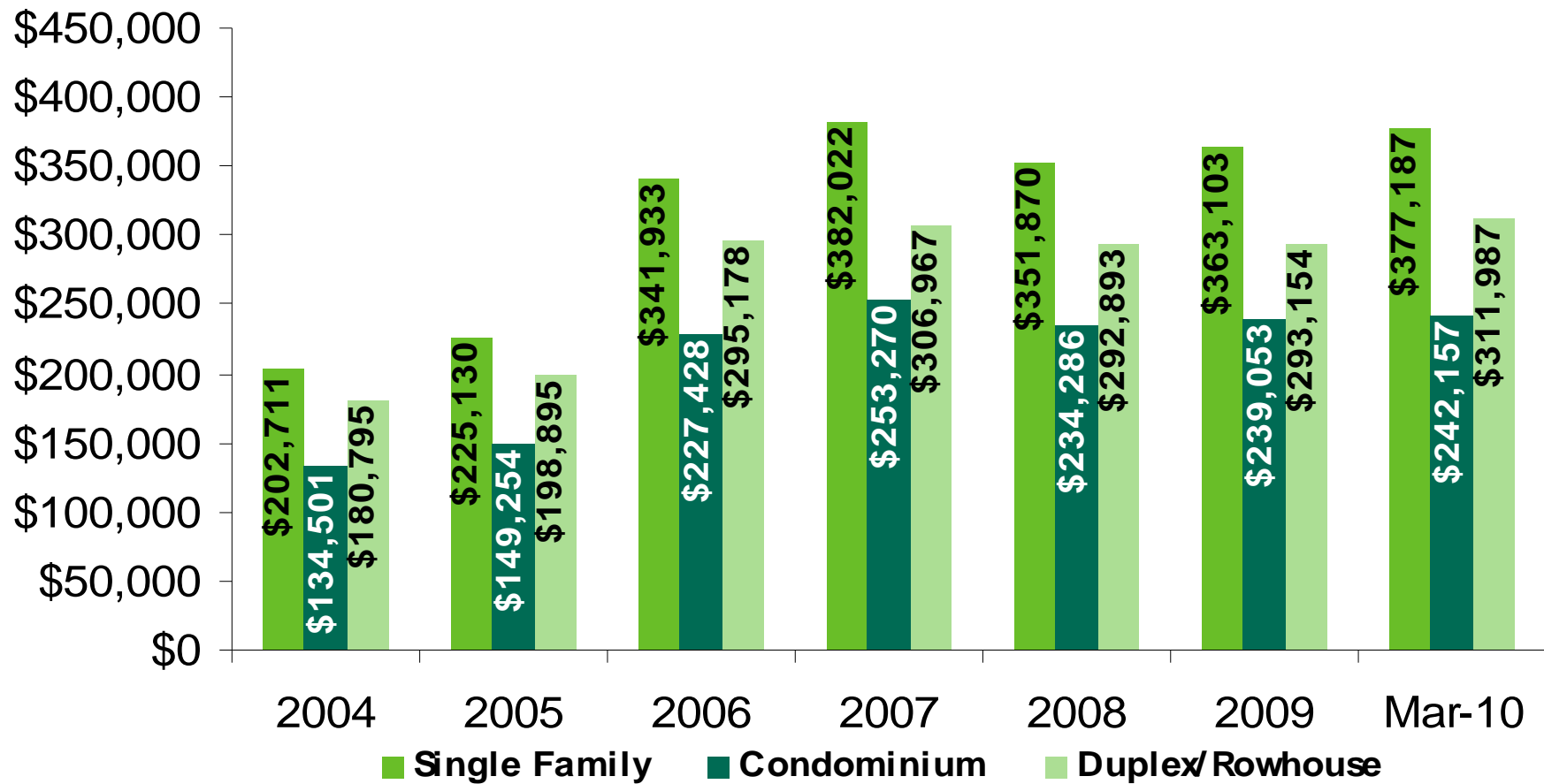
*Source: CB Richard Ellis

Edmonton Multi-Family Land Sales



*Source: CB Richard Ellis

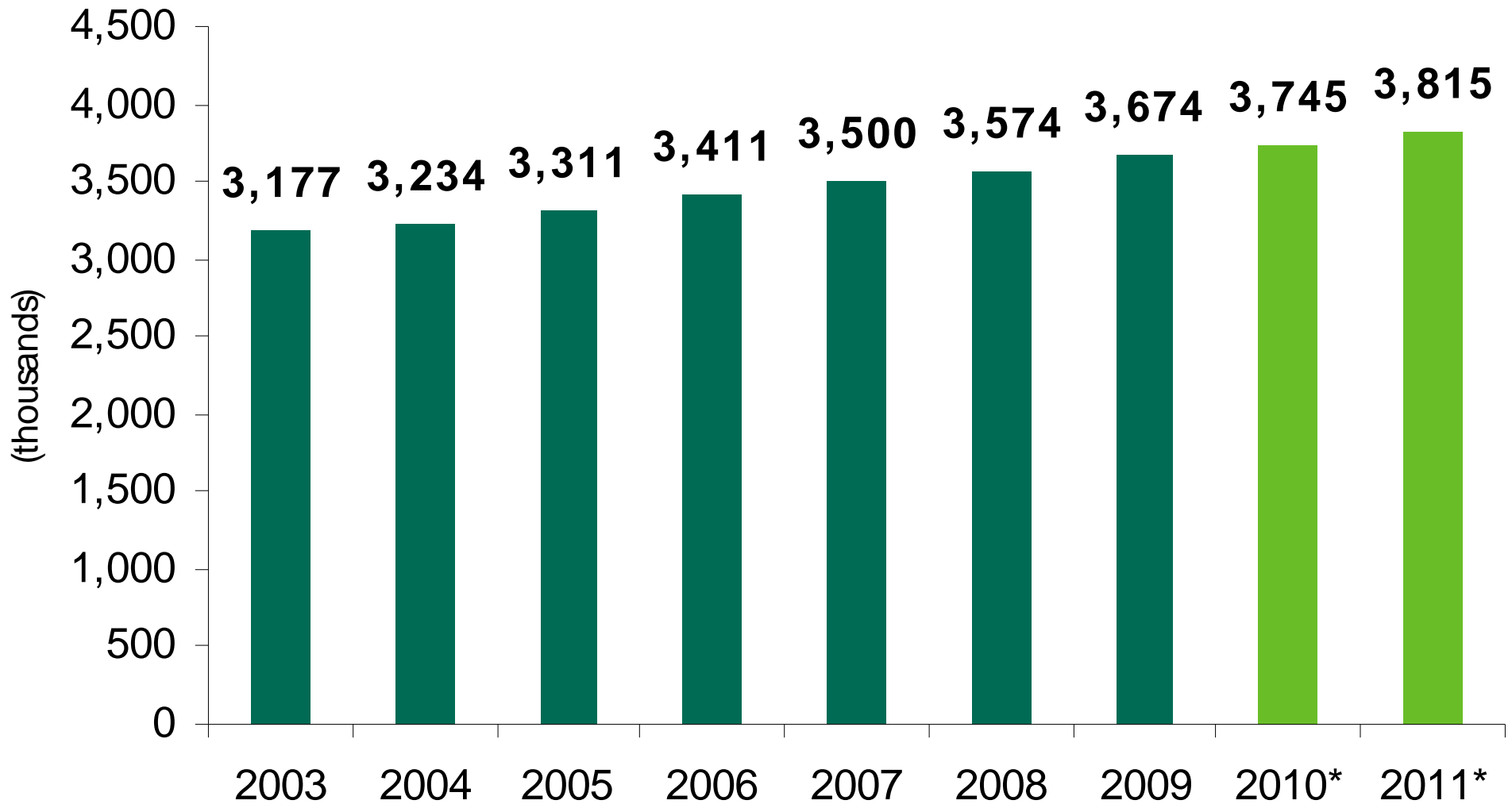
Edmonton Average Residential Housing Prices



Average Prices	2004	2005	2006	2007	2008	2009	Mar-10
Single Family	\$202,711	\$225,130	\$341,933	\$382,022	\$351,870	\$363,103	\$377,189
Condominium	\$134,501	\$149,254	\$227,428	\$253,270	\$234,286	\$239,053	\$242,157
Duplex/Rowhouse	\$180,795	\$198,895	\$295,178	\$306,967	\$292,893	\$293,154	\$311,987

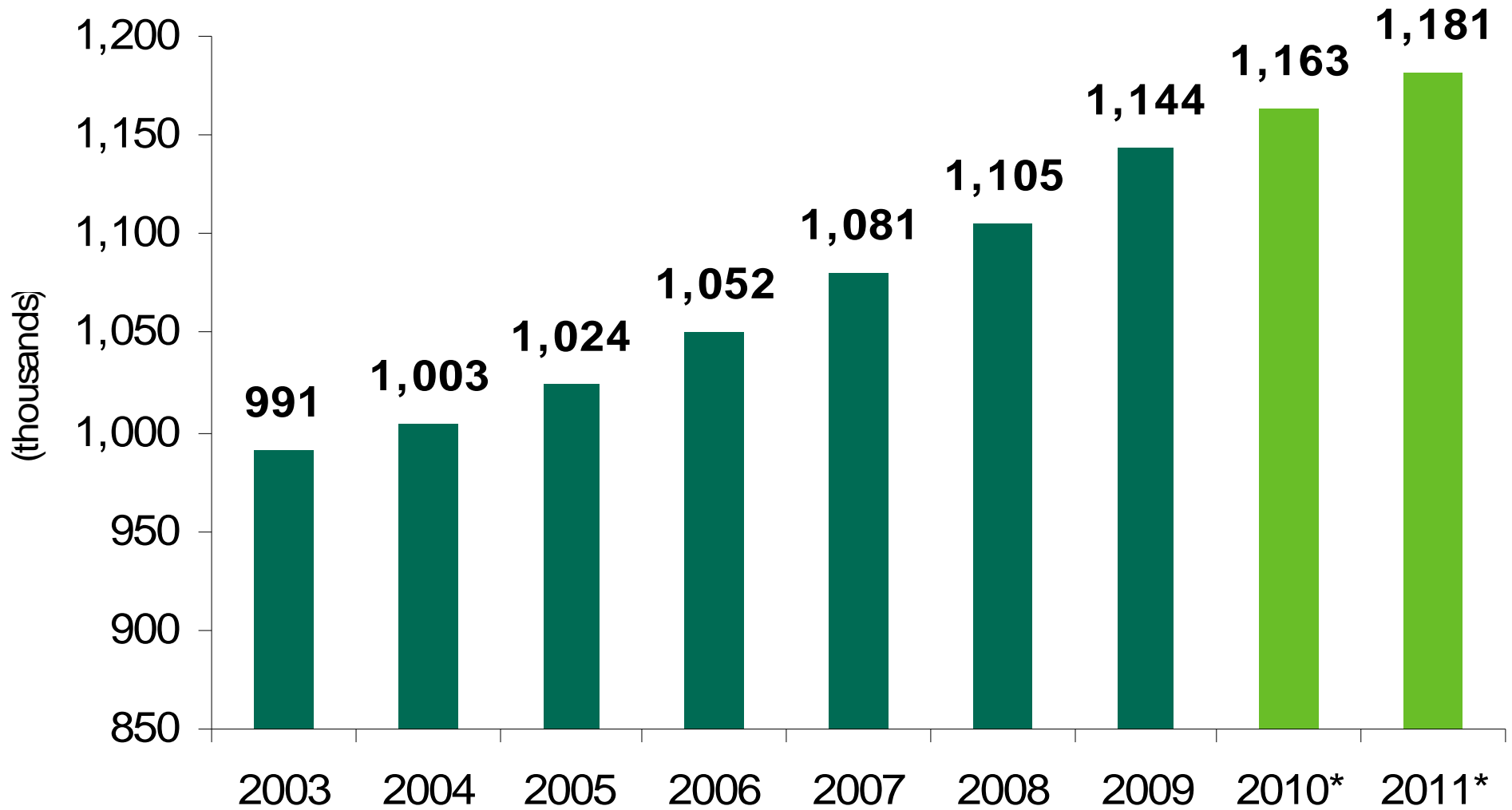
*Source: Edmonton Real Estate Board

Alberta Population Growth



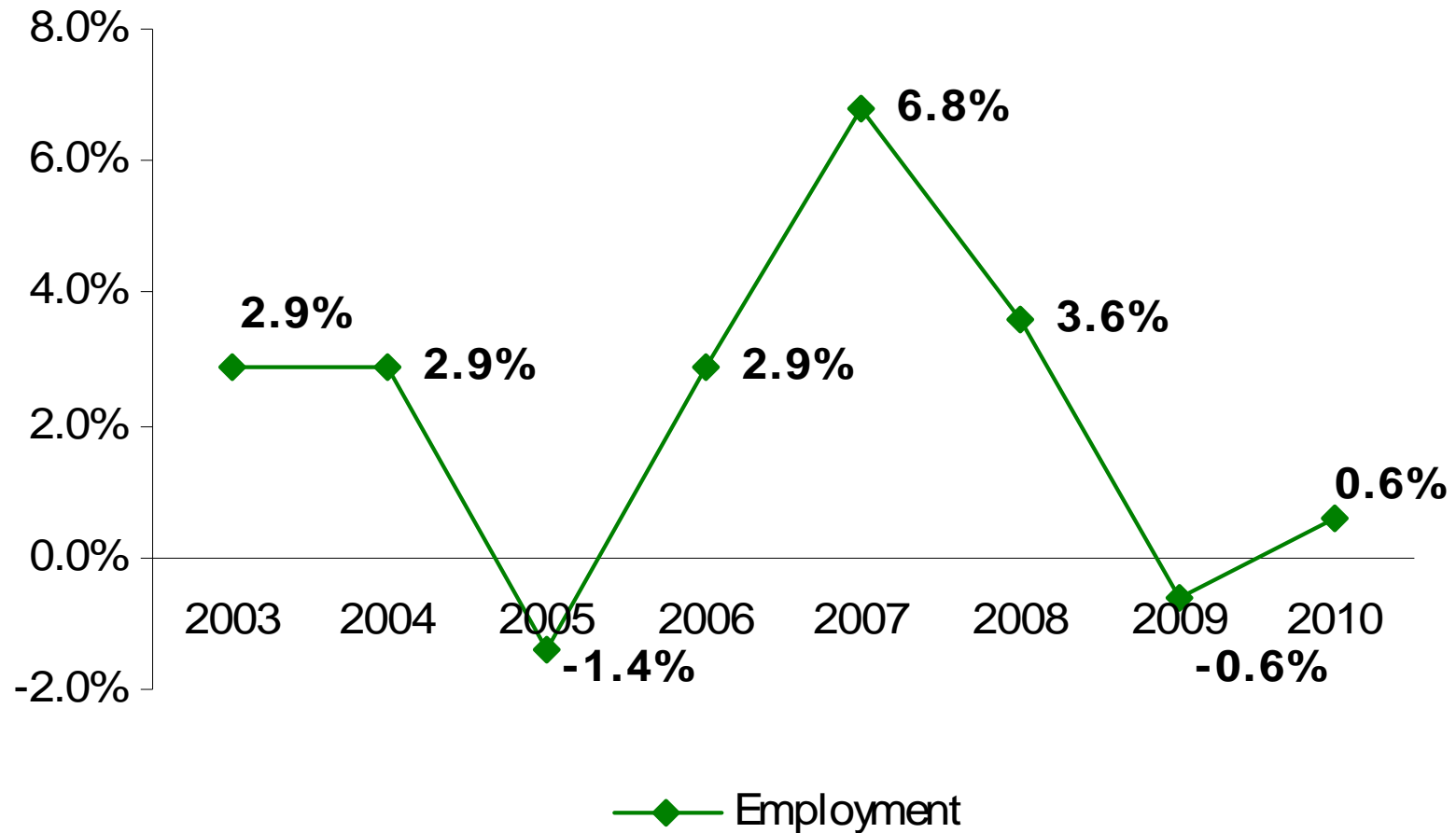
*Source: Conference Board of Canada

Edmonton Population Growth



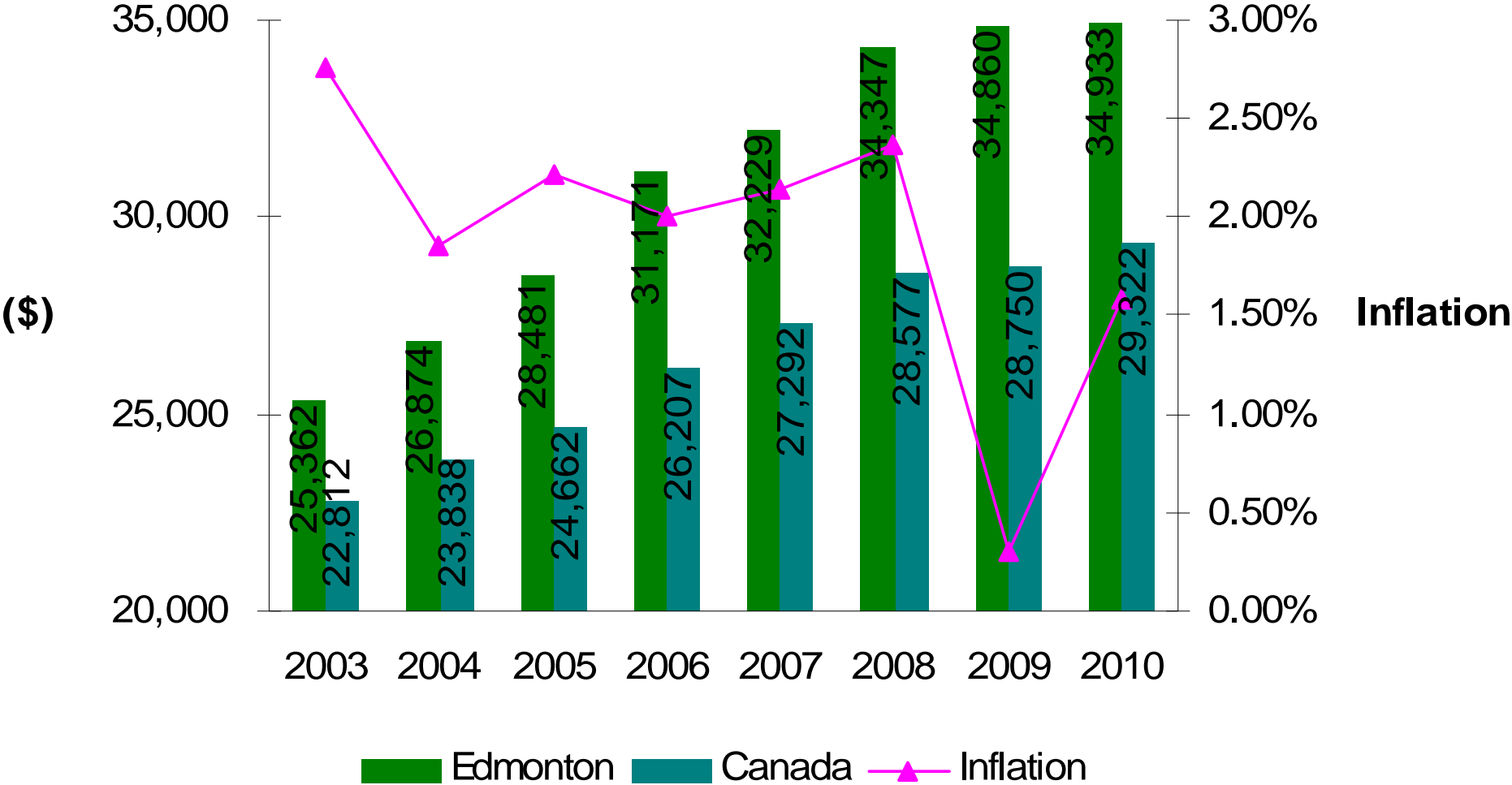
*Source: Conference Board of Canada

Edmonton Employment



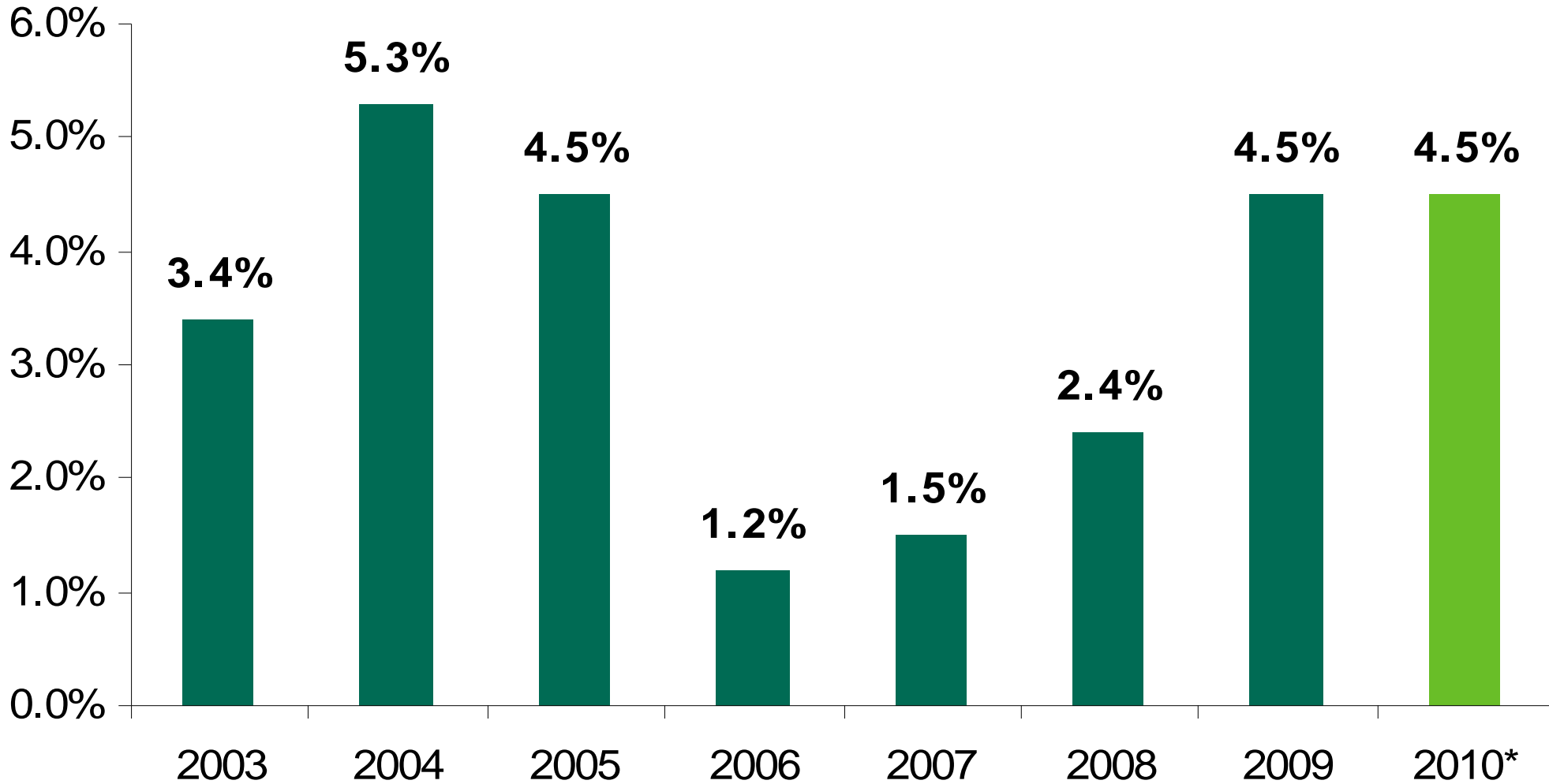
* Source: Conference Board of Canada

Personal Disposable Income Per Capita - Edmonton



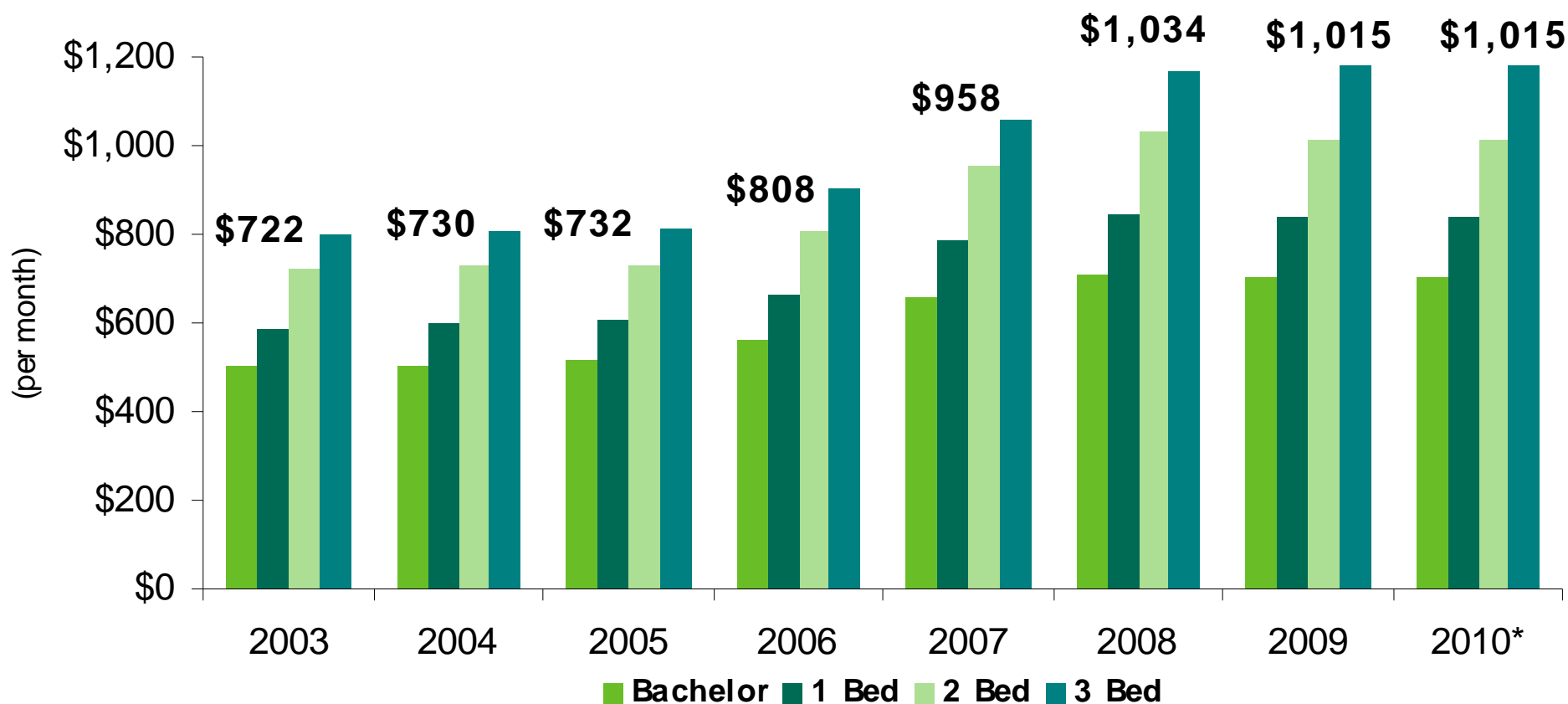
* Source: Conference Board of Canada

Edmonton Multi-Family Vacancy Rates



*Source: CMHC

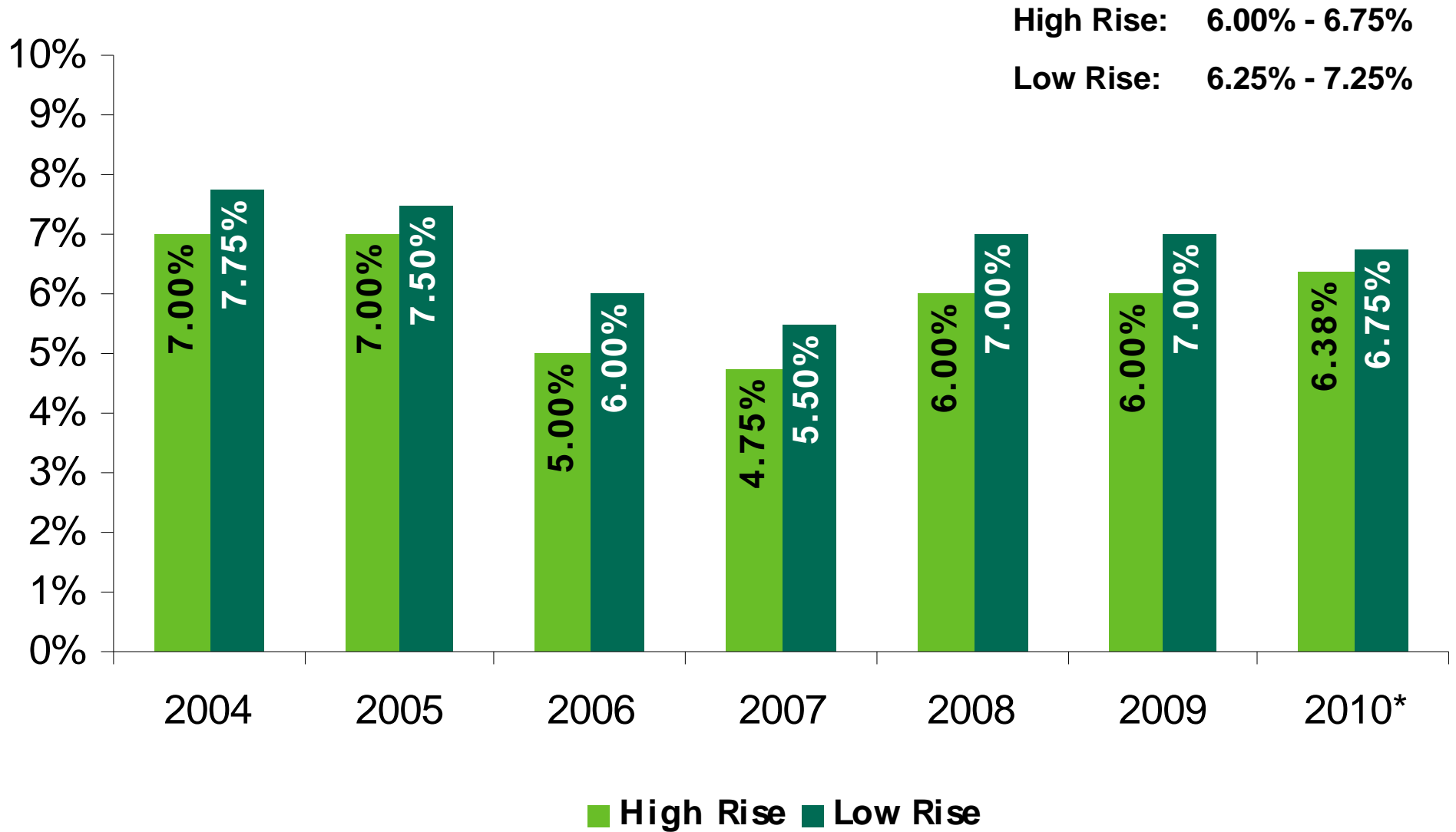
Edmonton Multi-Family Average Rents



	2003	2004	2005	2006	2007	2008	2009	2010*
Bachelor	\$503	\$504	\$513	\$561	\$658	\$707	\$704	\$704
1 Bed	\$588	\$597	\$608	\$666	\$784	\$847	\$841	\$841
2 Bed	\$722	\$730	\$732	\$808	\$958	\$1,034	\$1,015	\$1,015
3 Bed	\$797	\$804	\$814	\$902	\$1,060	\$1,170	\$1,180	\$1,180

*Source: CMHC

Edmonton Multi-Family Cap Rates



*Source: CB Richard Ellis



Questions?

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