

# Student-aimed Real Estate Investments a growing market



With the fast pace of university enrolments, as well as the growth in international students studying in Ontario, student-targeted condos have become hot properties, particularly for real estate investors.

As an investment class, real estate is always in the frame. Over the last decade, a new star performer has emerged worldwide; student-aimed residences. Projects are continuing across the US, UK, Europe, Canada and more. Developments range in size from large building complexes to boutique-size. They are located close to campuses, ideally walking distance or with fast transit access. The buildings are purpose-built with amenities designed to enrich student life, such as study niches, WiFi, meeting rooms, exercise facilities and more. The suites are of high quality and many buildings offer concierge and housekeeping services with 24/7 security.

Investors are attracted by the security of owning real estate with a steady base of demand; enrollments continue to grow with no end in sight. Importantly, this sector allows individuals to achieve the kind of stability and returns usually attainable only by big institutions. As proof, the

Canada Pension Plan Investment Board this year invested over \$2.4 billion in student focused residences and has established a proprietary rental gateway organization, reportedly planning to focus on growing this market in the UK over the foreseeable future. Offering fully managed, hands-off real estate holdings, this sector is perfect for out-of-town investors.

Canadian universities benefit from the growing globally mobile student market, helped by the federal government's Student Partners Program operating in China and India. Canada is a highly desirable destination for the huge numbers of international students from China and South Asia seeking to obtain foreign degrees. Their parents with resources to invest insist on quality accommodation as well as on-site safety for their son or daughter studying away from home and family.

The student housing trend is not projected to abate anytime soon. All the key factors are in place for success; built-in, renewing, medium-term, necessary, and recession-proof rental demand backed by high quality educated tenants who often have family or government financial support.



## Class Notes:

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## Why Carleton University Students need Capital Hall

The incredible growth of student condos is easily explained by the example of Capital Hall coming soon to Canada's capital city. With only 3,600 residence beds on campus for about 28,000 Carleton students, competition is fierce. Those left out in the cold are forced to rent from savvy owners who have little incentive to keep properties in good repair. Carleton University's campus is essentially on an island, making

this the only major North American University with this unique geographical constraint. This leads to an average commute of 25 minutes for Carleton students struggling between their substandard rentals and classes through Ottawa winters. Capital Hall is about to change all that. Conveniently located at 101 Champagne Avenue South, the student condo is an easy 4-minute commute to Carleton

University. A direct outdoor path leads from the building to the new O-Train for a fast one-stop ride to the campus - with free train passes available for students. The station drops off students at the primary access point to the main campus buildings. Capital Hall offers Toronto investors cash flow positive real estate where they can own for less and have it rented out for their behalf for more.



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