



WELCOME TO  
ALBERTA!

# WHY INVEST IN ALBERTA?

- ❖ NO PROVINCIAL SALES TAX
- ❖ NO FOREIGN BUYER TAX
- ❖ LOWER CLOSING COSTS

Real estate has proven to be one of the best investments. Investing in real estate in Alberta can be a great way to generate wealth due to the province's:



STRONG  
ECONOMY



LOW  
UNEMPLOYMENT



HIGH  
WAGES



BOOMING  
ENERGY SECTOR

Evertrust is positioned to deliver strong investment returns to Canadian families now and for generations to come.

1K<sub>MO</sub>

MORTGAGE PAYDOWN  
INCENTIVE FOR  
2 YEARS

\$0

LAND  
TRANSFER TAX

540<sub>DAY</sub>

EXTENDED DEPOSIT  
STRUCTURE

WHY ALBERTA?

# POPULATION GROWTH

8.3%

POPULATION GROWTH

465%

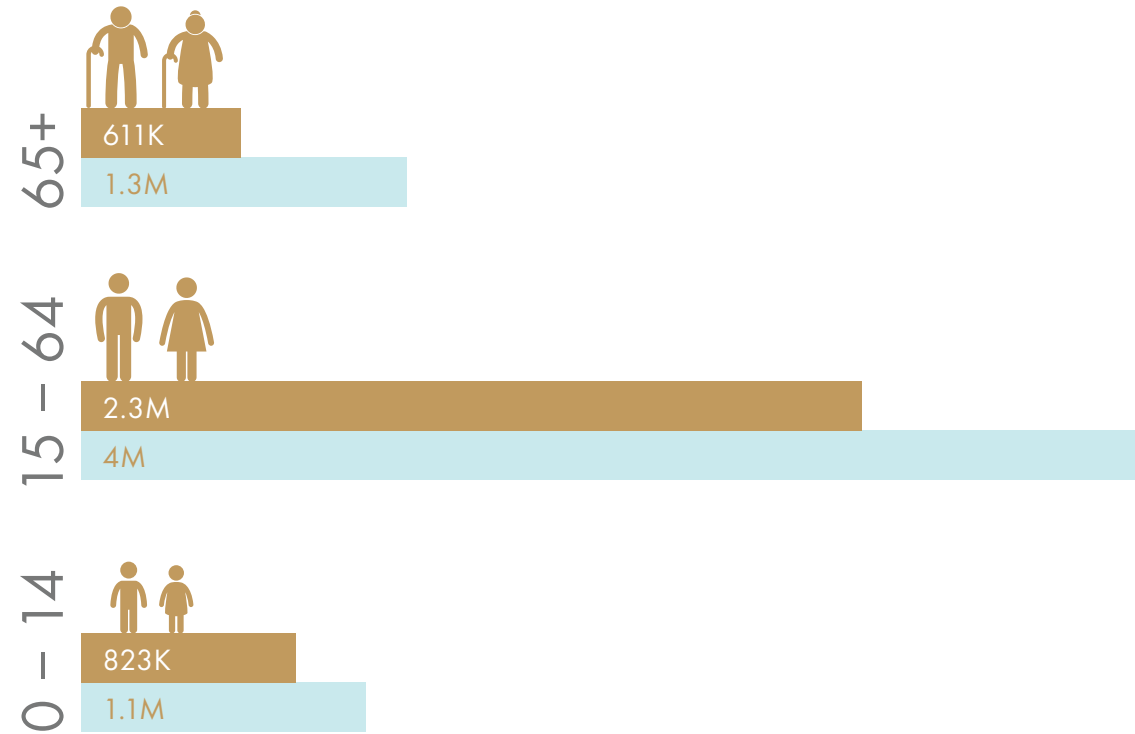
INCREASE IN MIGRATION

37%

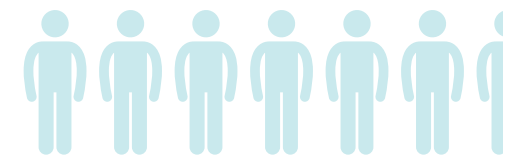
POPULATION INCREASE IN THE NEXT 25 YEARS

## ALBERTA POPULATION PROJECTIONS

2021 2046 AVERAGE ANNUAL GROWTH OF 1.4% PER YEAR



4.4 MILLION BY 2021

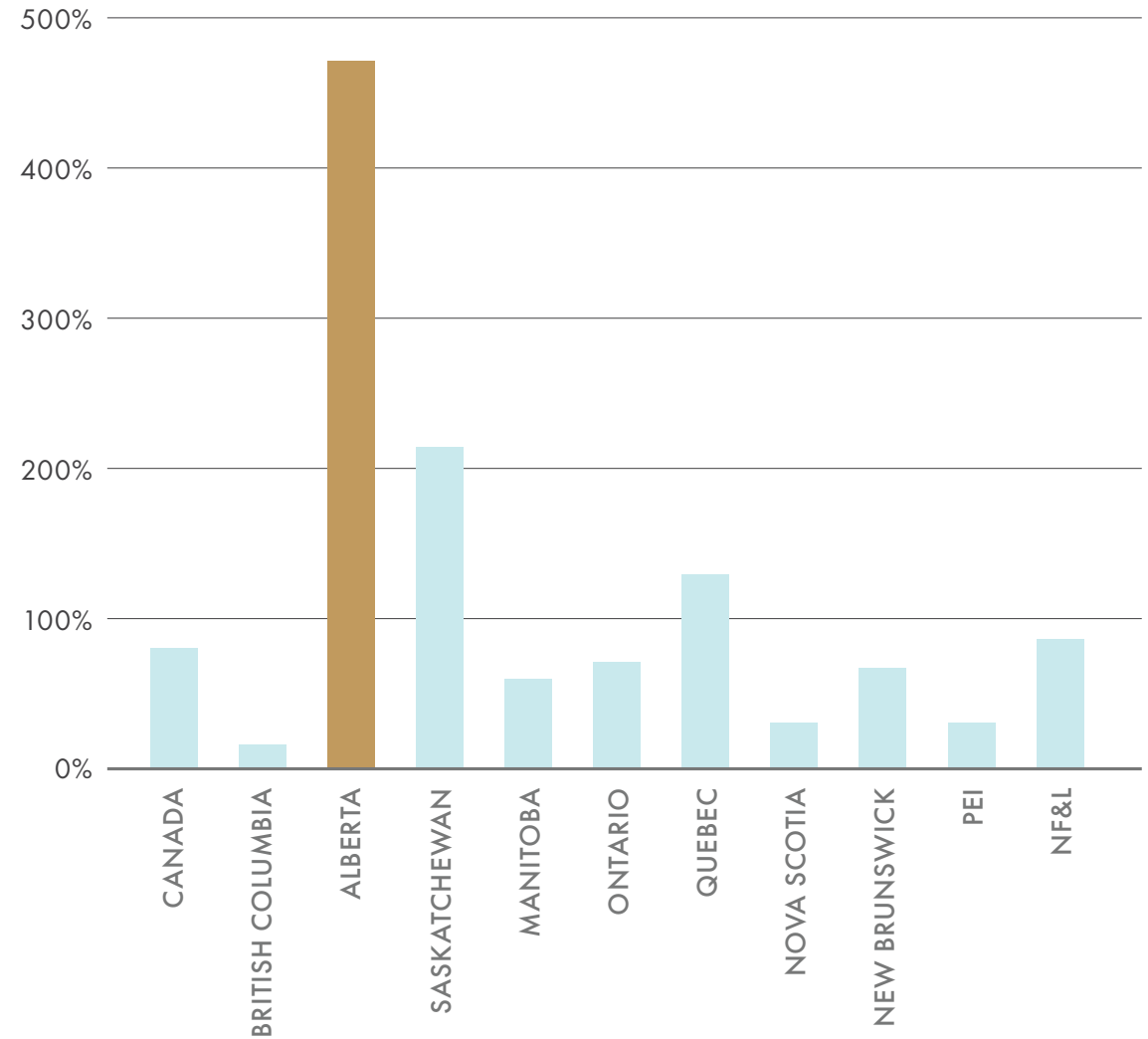


6.4 MILLION BY 2046

WHY ALBERTA?

# POPULATION GROWTH

NET MIGRATION FROM Q1 2021 – Q1 2022

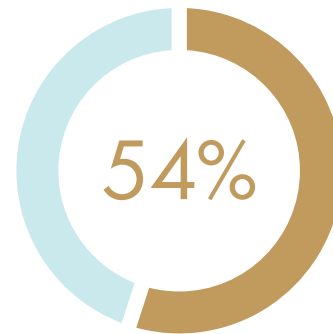


WHY ALBERTA?

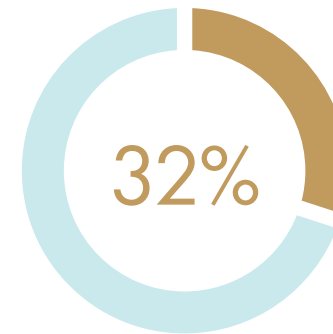
# POPULATION GROWTH



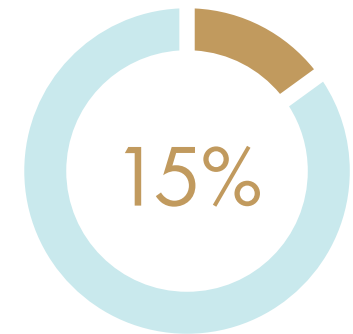
4/5 ALBERTA RESIDENTS WILL BE LIVING IN THE  
EDMONTON/CALGARY CORRIDOR BY 2046



OF GROWTH FROM  
INTERNATIONAL  
MIGRATION



OF GROWTH FROM  
NATURAL INCREASE



OF GROWTH FROM  
INTERPROVINCIAL  
MIGRATION



REGIONS WITH LARGER URBAN AREAS WILL SEE HIGHER GROWTH

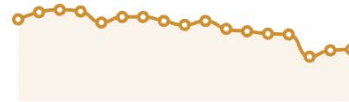
## WHY ALBERTA?

# ECONOMIC ADVANTAGES

With thousands of people moving to Alberta each year, the province has attracted a young, well-educated and entrepreneurial population, enriching Alberta's workplaces and creating vibrant communities.

### Labour Force Participation

69.8%



### Population

4.5M

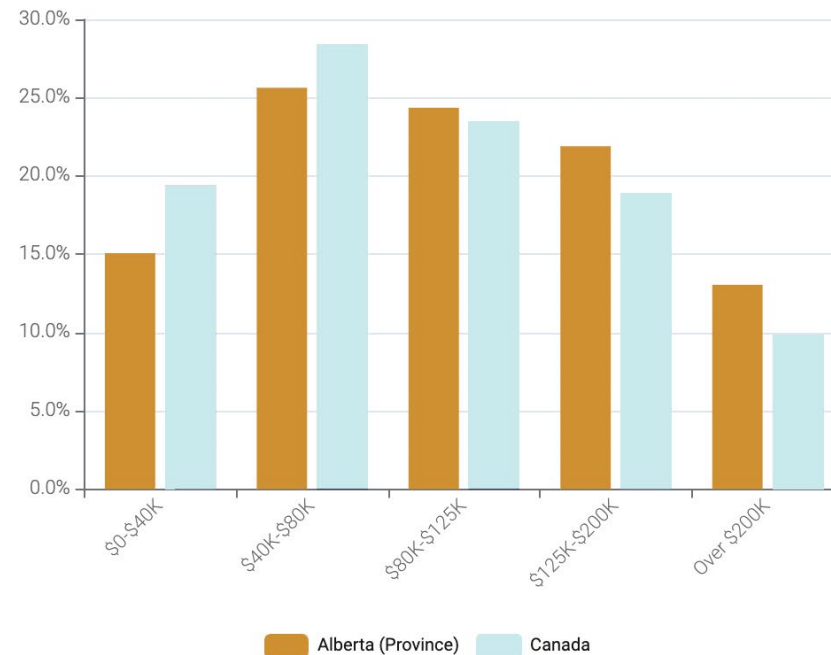


### Median Household Income

\$106.0K



### Household Income Distribution



### Unemployment Rate

5.8%



### Total Employment

2.4M



### Total Establishments

171,493



# EMPLOYMENT

Alberta has high wages and openings in a wide range of sectors, including energy, tech, finance, agriculture, healthcare, and skilled trades, resulting in a substantial increase in demand for housing.

55%

OF ALBERTA'S EDUCATED WORKFORCE BETWEEN 25-64 HAVE A POST-SECONDARY DEGREE, ENSURING INCREASED TALENT ACROSS KEY ECONOMIC/INNOVATIVE SECTORS

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90,000

JOB VACANCIES WITHIN ALBERTA WITH HIGH-PAYING JOB OPPORTUNITIES ON THE RISE AND AN INFLUX OF CANADIAN AND INTERNATIONAL WORKERS FILLING THE POSITIONS RESULTING IN AN INCREASED DEMAND FOR HOUSING

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950

JOBS WITHING ALBERTA AND A 40% INCREASE IN INVESTMENTS WHEN AMAZON WEB SERVICES SETS UP THEIR CANADA WEST HUB IN ALBERTA, GAINING MORE QUALITY TALENT

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## INNOVATION

3,083+

TECH COMPANIES EXIST PROVINCE-WIDE, A 149% INCREASE FROM 2018 DATA, AND THE ALBERTA JOBS NOW PROGRAM IS DESIGNED TO FILL KEY POSITIONS ACROSS THE PROVINCE

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30%

FEMALE TECH FOUNDERS COMPARED TO 20% GLOBAL RATE

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85%

OF ALBERTA'S CLEANTECH SECTOR IS EXPANDING AND EXPECTED TO HIRE NEW EMPLOYEES

## WHY ALBERTA VS ONTARIO?



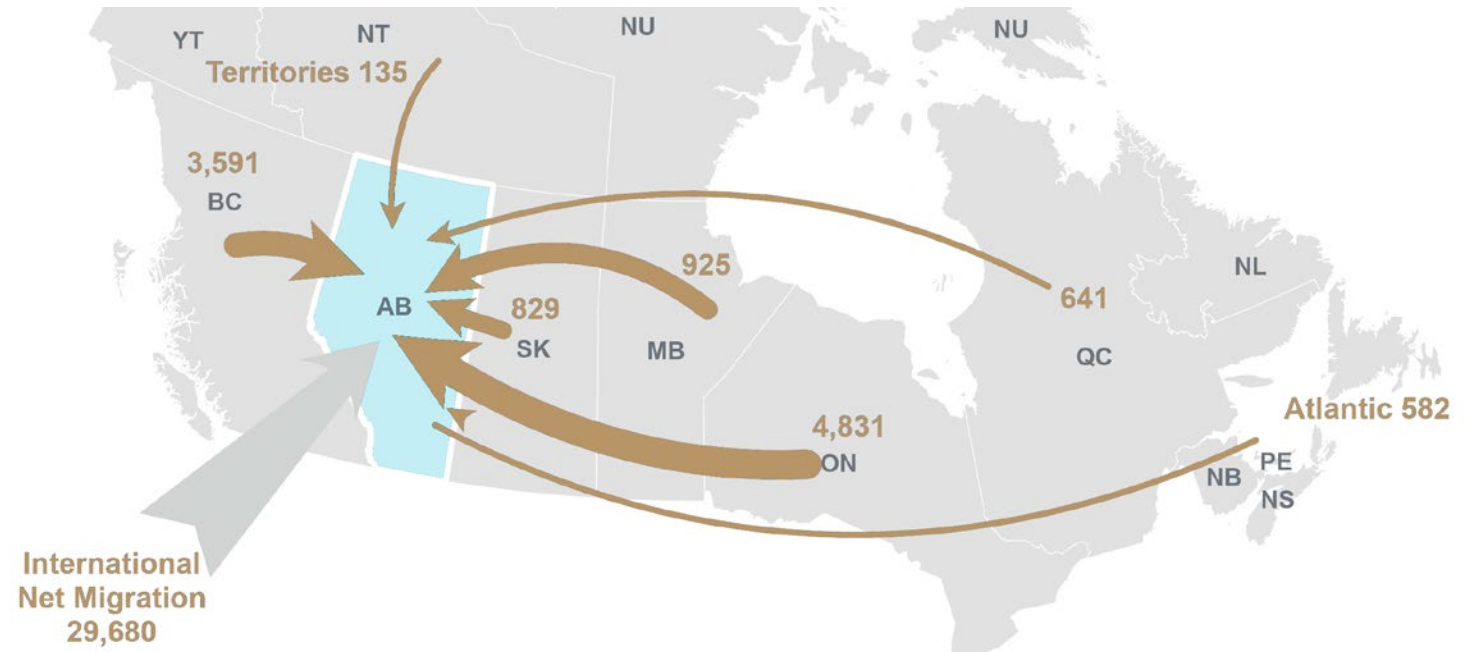
There is currently a record high vacancy for jobs in Alberta - approximately 100,000 openings



Alberta has the highest salaries in Canada and the lowest housing prices



69% of salary required for homeownership in the GTA vs 27% in Edmonton



Ontario saw a record number of people move out of the province and the #1 destination is Alberta. Receiving 1.3M immigrants over 3 years, starting with 434,645 in 2022 and rising to 451,000 by 2024.

Source: Globe and Mail



A BOOMING ALBERTA  
HOUSING MARKET...

# DEMAND FOR HOUSING OUTPACING SUPPLY

People aren't just moving themselves and their families to Alberta - a high number are moving their money. Recent years have seen a significant spike in investment properties in Alberta. Comparatively cheap real estate in the province has led to outside buyers seeking to buy properties they can rent out. So it offers an outstanding opportunity for investment.

ALBERTA IS POISED TO OUTPERFORM CANADIAN  
HOUSING MARKET IN 2023 AS POPULATION SWELLS

## According to a new housing report by TD Economics:

"Moving forward, the same factors that have been helping to prop up markets in the Prairies over the past year are likely to remain in place," TD economist Rishi Sondhi said in the report.

"This relatively resilient demand backdrop should also lead price growth in the Prairies to outperform the rest of Canada moving forward."

THE BEST TIME TO BUY REAL ESTATE WAS YESTERDAY,  
THE SECOND BEST TIME IS NOW.

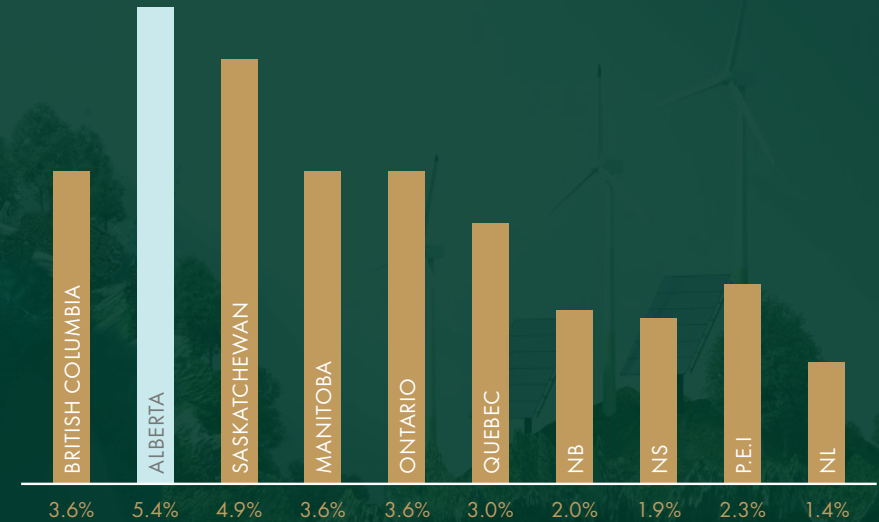


## WHY ALBERTA?

# ALBERTA'S BOOMING WITH ECONOMIC GROWTH.

Alberta's high incomes are mainly driven by the province's high earnings. In fact, Alberta workers continue to have the highest earnings across all provinces, not only in the energy sector but also in the non-energy sectors

## GROWING DIVERSIFIED ECONOMY



ALBERTA'S ECONOMIC GROWTH FORECAST TO EXPAND BY 5.4%, PLACING THE PROVINCE AMONG THE NATION'S GROWTH LEADERS IN BOTH 2022 AND 2023.

Alberta's economic growth is forecast to expand by 5.4%, placing the province among the nation's growth leaders in both 2022 and 2023.

# \$7B

CAPITAL PROJECTS APPROVED

# \$4.3B

AMAZON CLOUD DIVISION INVESTMENT BY 2037

# \$100B

OPPORTUNITY CANADA'S FIRST HYDROGEN HUB

# 20K

NEW SILICON PRAIRIE JOBS BY 2030

# 170K

CLEAN TECH SECTOR JOBS BY 2050

# 3RD

WORLDWIDE IN AI RESEARCH

GOVERNMENT  
PROVIDING \$30M  
TO UPGRADE  
RED DEER REGIONAL  
AIRPORT.



## ALBERTA VS BRITISH COLUMBIA

# PORT OF VANCOUVER COMPLETE A \$350M CARGO EXPANSION PROJECT

Vancouver's major expansion to its port is great for Alberta!

More than 98.9 million metric tonnes of natural resources from the Prairie provinces are shipped through the Port of Vancouver.

The port's expansion will facilitate the handling of 60% more containers per year - allowing Alberta to ship more which will create new jobs in Alberta and attract new investment.

**ALBERTA'S TOP 15 EXPORTS ACCOUNTED FOR 85% OF THE OVERALL VALUE OF THE PROVINCE'S GLOBAL SHIPMENTS.**

International Merchandise Exports

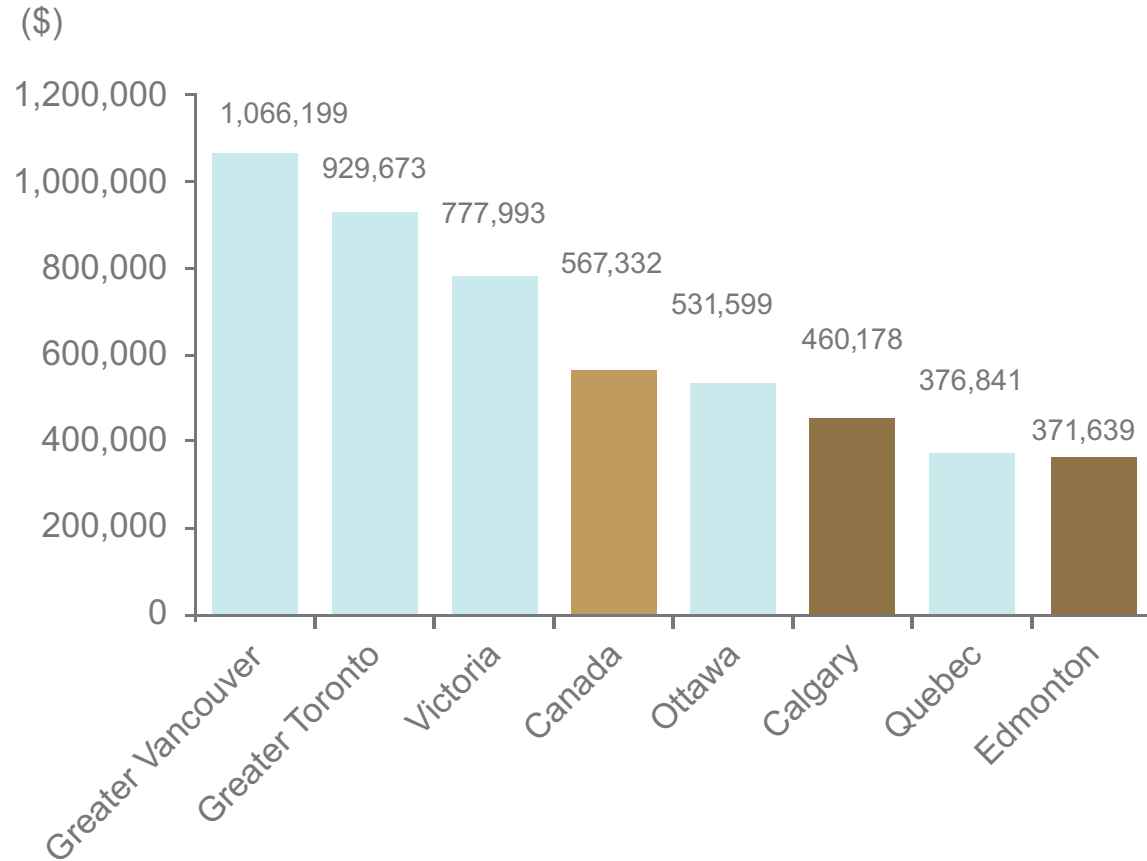


ALBERTA VS ONTARIO

# HOME OWNERSHIP

## HOUSES IN ALBERTA ARE MORE AFFORDABLE THEN IN THE GTA

Residential average sale price in 2020 (\$)



Sources: The Canadian Real Estate Association and Haver Analytics

**\$469,495 LESS**

Minimal Down Payment = affordable entry in the realestate market

ALBERTA VS. GTA

# HOME OWNERSHIP

	ALBERTA	GTA
<b>Average Prices</b>	From \$300's (approx 60% cheaper)	From \$700k
<b>Prices Per Square Foot</b>	From \$500/ft <sup>2</sup> (up to 75% cheaper)	\$1400 - \$2000+ (approx)
<b>Parking Cost</b>	Included	\$80k - \$200k
<b>Deposits</b>	From \$30k (up to 76% cheaper)	150k (20% of 750k average price)
<b>Closing Costs</b>	Approx \$1500 (up to 97% less)	\$40k + 24k (approx. LTT, Levies, HST)
<b>Property Management</b>	Included	No
<b>Cash Flow</b>	Positive	Negative

WHY ALBERTA

# IN THE NEWS

Port of Vancouver Wins Approval  
for \$3.5 Billion Terminal Expansion

FUTURE ULTRA-HIGH-SPEED  
HYPERLOOP. EDMONTON TO  
CALGARY IN 45 MINUTES.

Robotic  
Amazon  
warehouse  
opens in  
Acheson

**BREAKING NEWS**

\$30M Red Deer  
Airport Expansion

CP Rail taps Alberta manufacturer  
to increase fleet of hydrogen-  
powered trains...

AMOUNT OF PEOPLE MOVING TO  
ALBERTA FROM OTHER PROVINCES  
HAS EXPLODED.

## BREATH-TAKING, AFFORDABLE, FRIENDLY, & RIPE WITH OPPORTUNITY, ALBERTA IS THE ANSWER TO BUILDING YOUR FUTURE.

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Alberta to provide \$30 million for upgrades at Red Deer Regional Airport.

[msn.com](https://www.msn.com)

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Alberta's industrial heartland expands beyond petrochemicals.

[Western Investor](https://www.westerninvestor.com)

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CP Rail taps Alberta manufacturer to increase fleet of hydrogen-powered trains.

[CBC News](https://www.cbcnews.ca)

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Calgary housing market sees lowest March inventory since 2006, real estate board says.

[The Globe and Mail](https://www.theglobeandmail.com)

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De Havilland announces new airplane manufacturing plant east of Calgary.

[GlobalNews.ca](https://www.globalnews.ca)

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Amount of people moving to Alberta from other provinces exploded.

[DailyHive.com](https://www.dailyhive.com)

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Alberta's Growth 2023 and Beyond - Economic outlook.

[Alberta.ca](https://www.alberta.ca)

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Robotic Amazon warehouse opens in Acheson.

[CTV News](https://www.ctvnews.ca)

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\$550M secured to help finance ultra-high-speed hyperloop from Edmonton to Calgary.

[Globalnews.ca](https://www.globalnews.ca)

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Walmart Canada investing \$118 million to build new fulfillment centre in Calgary area.

[WalmartCanada.ca](https://www.walmartcanada.ca)

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Port of Vancouver wins approval for \$3.5 billion terminal expansion.

[Western Investor](https://www.westerninvestor.com)

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# CONNECTIVITY

## HIGH-SPEED HYPERLOOP

With the recent announcement of a new High-Speed HYPERLOOP to begin construction in 2024.

This will have an incredible impact – making it a viable choice for commuters from both Edmonton and Calgary.

