

**LONG-TERM REAL ESTATE
INCREASES IN VALUE AS
INFLATION GOES UP.**

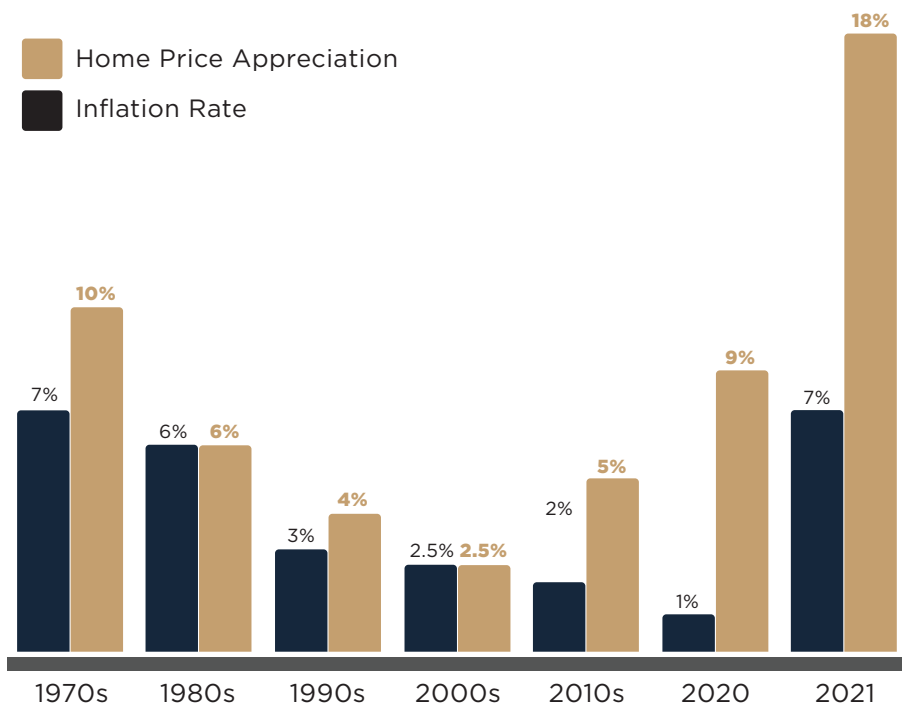
**THIS MAKES REAL ESTATE
AN IDEAL INVESTMENT TO
PRESERVE WEALTH DURING
PERIODS OF HIGH INFLATION.**

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DEVELOPMENT GROUP CANADA INC.

REAL ESTATE IS AN INFLATION HEDGE.

Historically, real estate has proven to be a stable investment during inflation.



*Statistics are rounded to nearest decimal.



UNLIKE STOCKS & BONDS, REAL ESTATE IS A PHYSICAL ASSET THAT CAN'T BE DEVALUED BY INFLATION.

There's no doubt that inflation is on the minds of many consumers these days. The rising cost of living makes it hard to make ends meet, let alone save for the future or invest. As the stock market gets hit hard, many of us are wondering where our money could have a better degree of stability as inflation rages. *Real estate may be the perfect answer.*

YOU'LL HAVE MORE CONTROL OVER YOUR INVESTMENT


When you invest in real estate, you'll have more control over your investment than if you were to invest in other types of assets. You have more choice in who can rent your units. You can adjust the rate of rent. And if you ever need to sell your investment, you can do so without any restrictions.


Buying real estate is a great way to hedge against inflation because it usually appreciates along with the CPI. As rental income goes up, the value of your property increases with it.

While there are many benefits to real estate investing, which can be particularly amplified in inflationary periods, it's important to know what your objectives and risk tolerance is and design a strategy that suits your particular needs. We can help, at Evertrust Development Group our communities provide happy, healthy, high-end lifestyles at affordable prices. *Contact us today, to find out more.*

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REAL ESTATE PRICES & WORLD EVENTS

The Affect of World Events on Average Real Estate Prices GTA

2022	War in Ukraine	\$1,079,500
2021	Global Supply Chain Crisis	\$1,070,201
2020	Stock Market Crash	\$839,111
2020	Covid-19 Lockdown	\$839,111
2016	Trump Presidency Victory	\$729,824
2016	Brexit	\$729,824
2015	Refugee Crisis	\$622,116
2015	Iran Nuclear Deal	\$622,116
2014	ISIS	\$566,611
2011	Standard & Poor's Downgrades US Credit	\$464,989
2010	European Union Financial Crisis	\$431,262
2010	Afghanistan War	\$431,262
2008	Financial Crisis of 2008	\$379,347
2001	US Invasion of Iraq	\$251,508
2001	September 11th, 2001 Terrorist Attack	\$251,508
1998	Soviet Bond Default	\$216,815
1994	Mexican Currency Crisis	\$208,921
1991	Gulf War	\$234,313
1991	Civil War in Yugoslavia	\$234,313
1991	Attempted Coup in the Soviet Union	\$234,313
1989	Real Estate Market Crash	\$273,698
1987	Iran Contra Affair	\$189,105
1987	Crash of 87	\$189,105
1981	Assassination Attempt of Ronald Regan	\$90,203
1980	Record High Mortgage Rates	\$75,694
1979	Soviet invasion of Afghanistan	\$70,830
1979	Iranian Hostage Crisis	\$70,830
1974	President Nixon Resignation	\$52,806
1973	OPEC Oil Embargo	\$40,605
1973	Crash of 1973-1974	\$40,605
1968	Vietnam War	\$26,732
1963	Assassination of John F. Kennedy	\$16,517
1962	Cuban Missile Crisis	\$16,742
1961	Iron Curtain	\$16,334
1955	Eisenhower Heart Attack	\$14,952



REAL ESTATE USUALLY INCREASES IN VALUE AS INFLATION GOES UP. THIS MAKES REAL ESTATE AN IDEAL INVESTMENT TO PRESERVE WEALTH DURING PERIODS OF HIGH INFLATION.

Historically, real estate has proven to be a stable investment during inflation. Whether it's a single family home, multifamily or even commercial real estate, many investors are paying more attention to the asset class for its stability and tax benefits while stock markets look murky for the foreseeable future.

When thinking about investing in real estate amid inflation, Jacky He, CEO of real estate investment firm DMG Investments, explains, *"in the rising interest rate environment we are currently in, people are expected to choose to rent instead of committing to purchasing a home. This provides housing investors with a constant supply of renters."*

THERE IS ALWAYS A DEMAND FOR RENTAL PROPERTIES

When prices are rising, property can often be a favorable place to have your money. Choosing markets with high demand for rentals can help ensure a successful investment.

*Any descriptions and photos herein are for illustration purposes only. You are advised not to rely on such description and photos. Should you have any inquiries or question, please consult your own sales representative or relevant professionals. No representation or warranty, express or implied, is made herein and no reliance should be placed on the accuracy, fairness or completeness of any messages or information presented herein.

Sources: NAR, CoreLogic, Consumer Price Index

Bloomberg - <https://www.bloomberg.com/news/articles/2022-01-24/is-real-estate-a-good-investment-hedge-against-inflation-what-the-experts-say>

Forbes - <https://www.forbes.com/sites/jaimecatmull/2022/07/25/does-real-estate-investing-make-sense-during-inflation/?sh=c0df5166ac5>

Keeping Current Matters - <https://www.keepingcurrentmatters.com/2022/04/26/how-homeownership-can-help-shield-you-from-inflation/>

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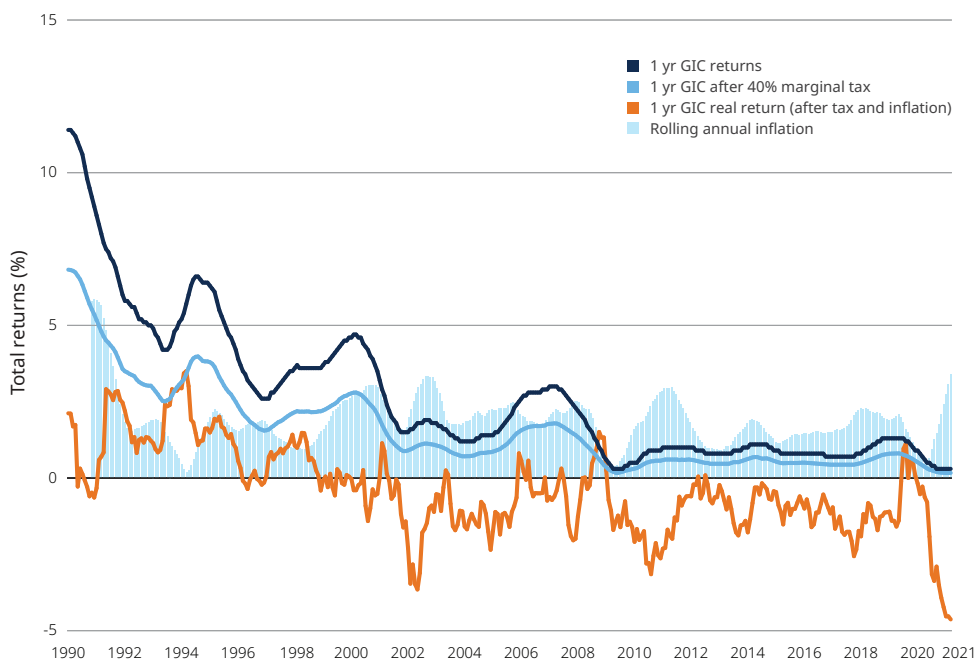
DITCH YOUR UNDERPERFORMING GICs TODAY, REAL ESTATE IS A BETTER INVESTMENT



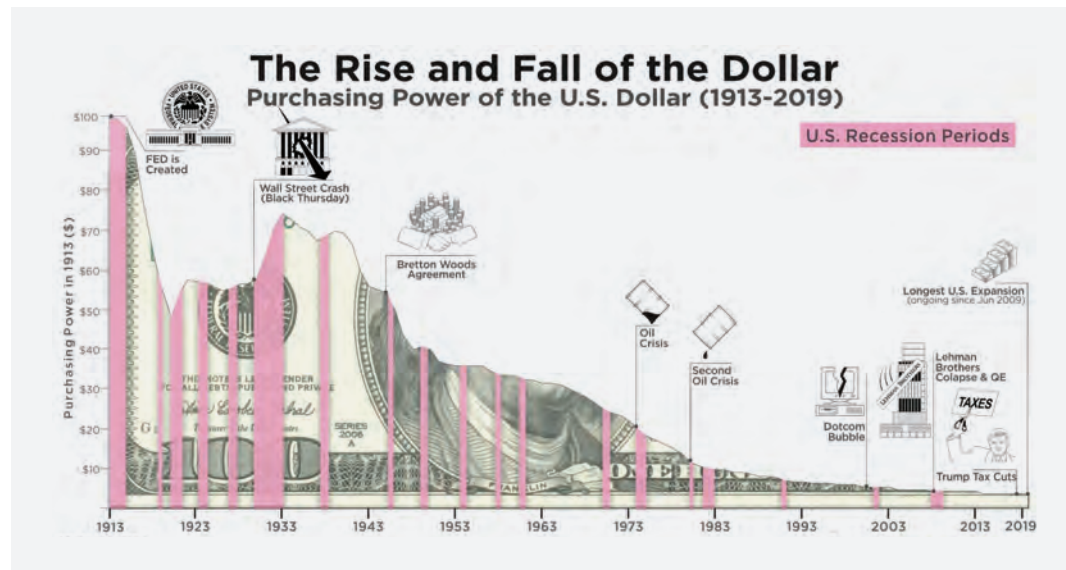
IT IS NOT A GOOD TIME TO BE SAVING YOUR MONEY IN A GIC

The low-risk profile of a GIC can appear attractive at first glance, especially during volatile markets. However, when you account for tax and inflation factors, the real return of a GIC has often been negative throughout history. When choosing your investment, it is crucial to evaluate your options through the lens of real return. Sometimes, the low-risk path may end up working against you.

ACCOUNT FOR THE REAL RETURN OF A GIC



Source: Bank of Canada, as at December 31, 2021.
Note: "Real return" reflects nominal return less marginal tax rate at 40% and inflation rate.



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