

City of Hamilton

The Economic Fundamentals of Change



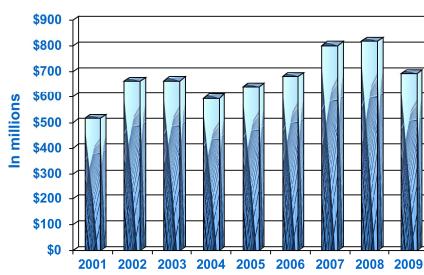
Hamilton

Real Estate Investment Network
Pearson Convention Centre
April 16, 2010



**A
GROWING
ECONOMY**

Building Permit Growth In Hamilton



| Year | Building Permits (In millions) |
|------|--------------------------------|
| 2001 | 520 |
| 2002 | 650 |
| 2003 | 650 |
| 2004 | 580 |
| 2005 | 620 |
| 2006 | 680 |
| 2007 | 800 |
| 2008 | 820 |
| 2009 | 700 |

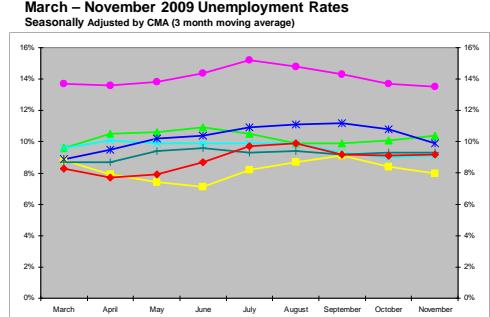
2009 Total Building Permits



Hamilton

- 3rd Best Year \$692 Million
- Hamilton CMA down 28%
- City of Hamilton down 15%
- Industrial +113% over 2008
- Commercial +37% over 2008

Unemployment Rate



| Month | Hamilton | St.Cath/Niagara | Kitchener | London | Windsor | Ontario | Oshawa |
|-----------|----------|-----------------|-----------|--------|---------|---------|--------|
| March | 8.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| April | 7.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| May | 7.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| June | 6.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| July | 8.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| August | 8.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| September | 9.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| October | 9.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |
| November | 8.5% | 9.5% | 8.5% | 8.5% | 13.0% | 8.5% | 8.5% |

Canada Bread Benefits



Hamilton

| | |
|---------------------------------|-----------------------------------|
| Total Investment | \$100,000,000 (Plant & Equipment) |
| Development Charges | \$2,493,750 |
| Building Permit | \$209,031 |
| Estimated Annual Taxes | \$1,263,922 |
| New Jobs | 331 |
| Estimated Annual Payroll | \$16,000,000 |
| Job Retention | 120 jobs |
| Annual Taxes | \$120,000 |

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WHAT'S LIES AHEAD FOR HAMILTON

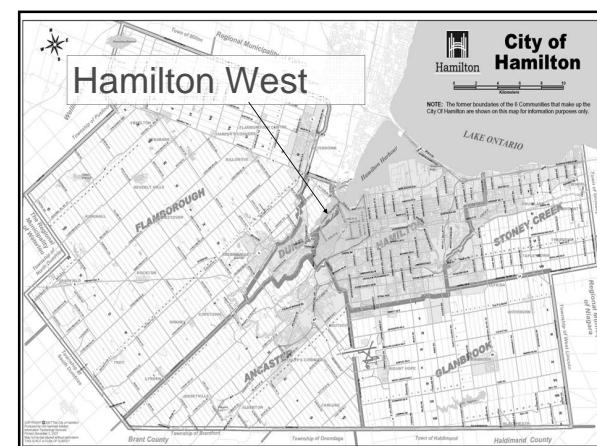
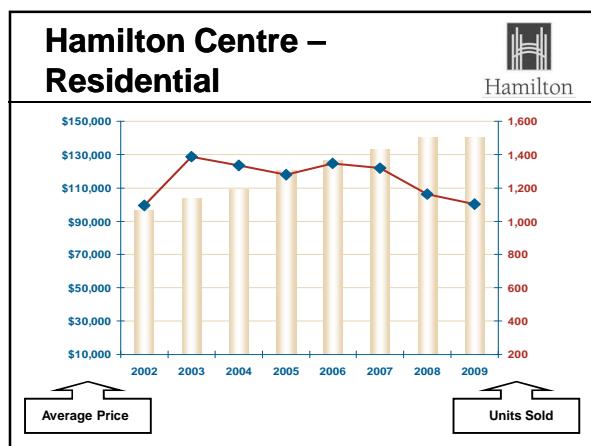
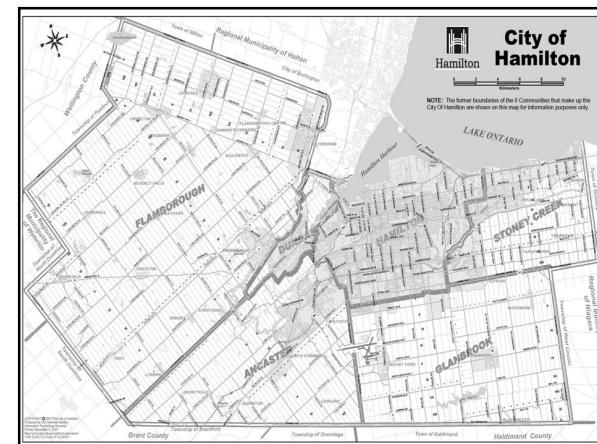
Conference Board Report

Hamilton

- Third fastest growing economy in the country (Vancouver & Toronto)
- Hamilton economy expected to grow by 3.3% in 2010
- Realtors Association of Hamilton report 38% increase in sales in March over last year
- Average housing price of \$335,633 up 21%
- Manufacturing output to increase by 4.4%
- Only key indicator that is forecasted not to be going up in Hamilton in the next 5 years is the unemployment rate

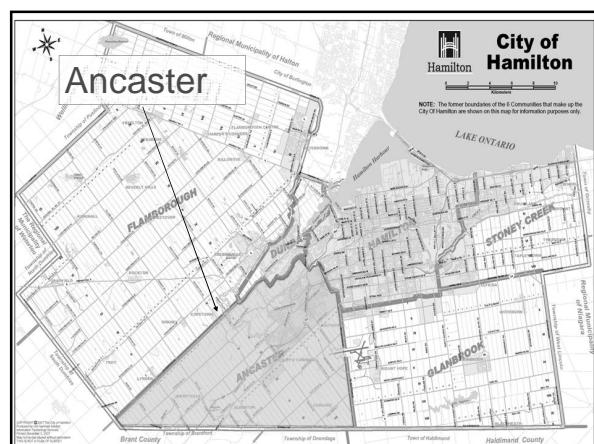
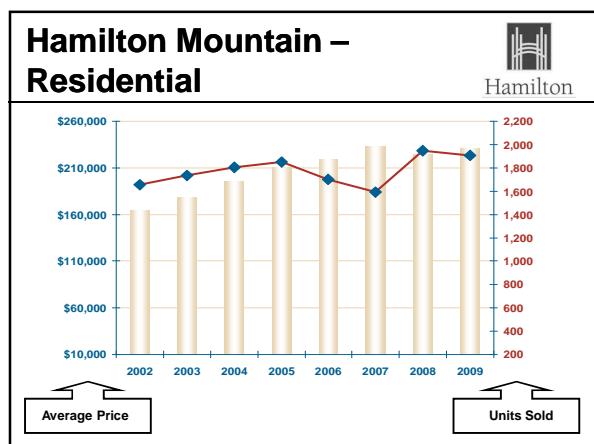
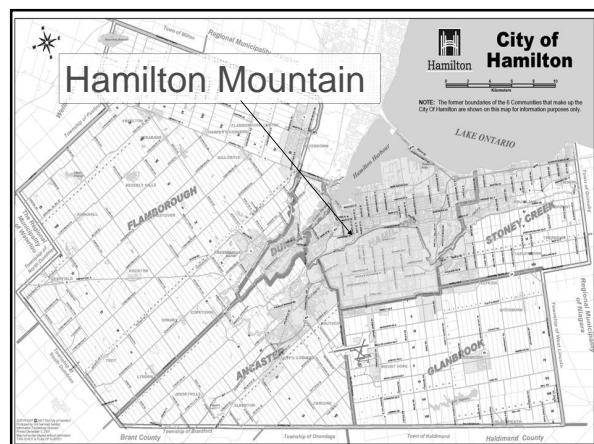
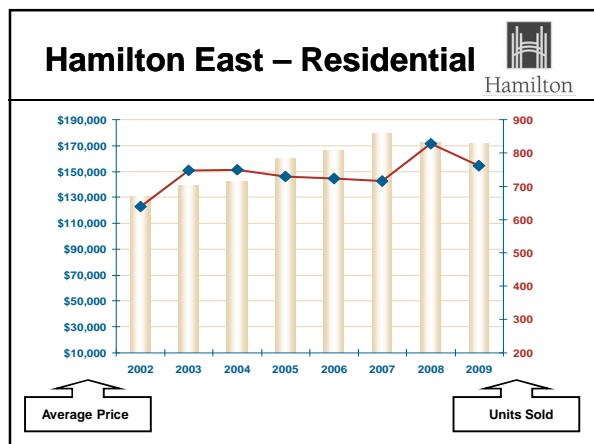
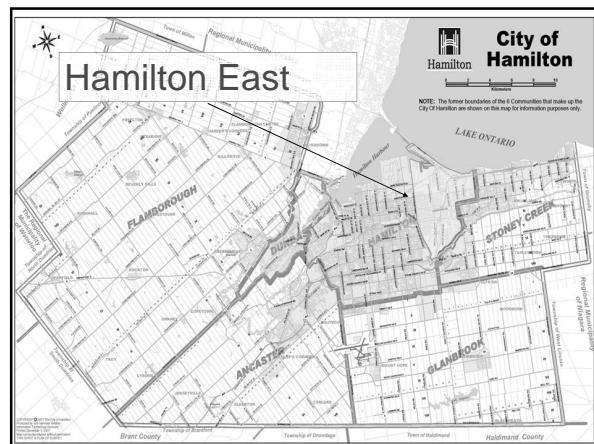
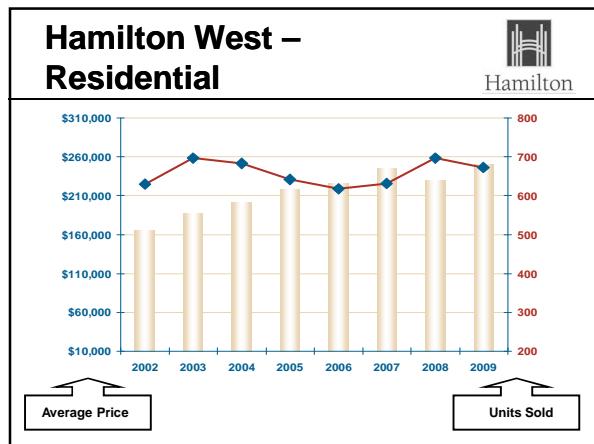
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HOME SALES BY AREA IN HAMILTON



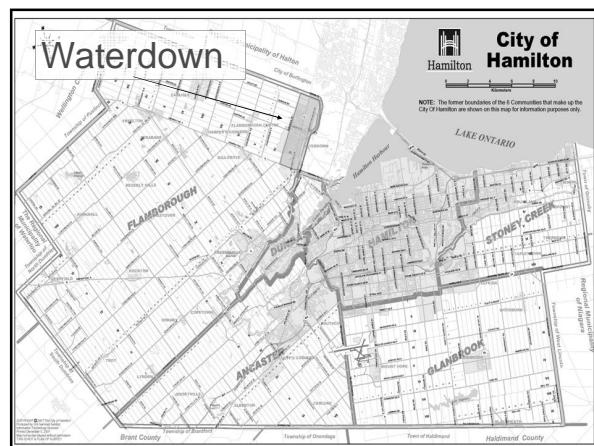
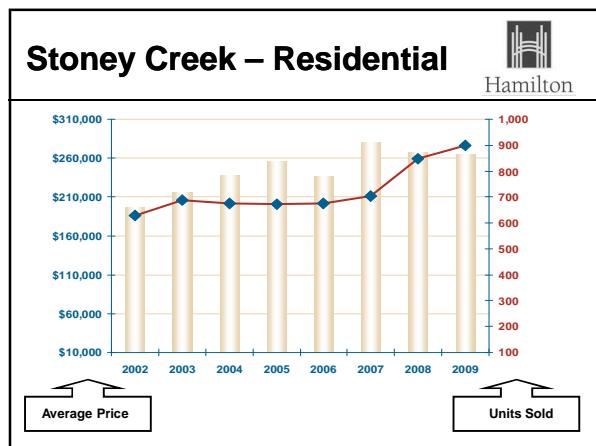
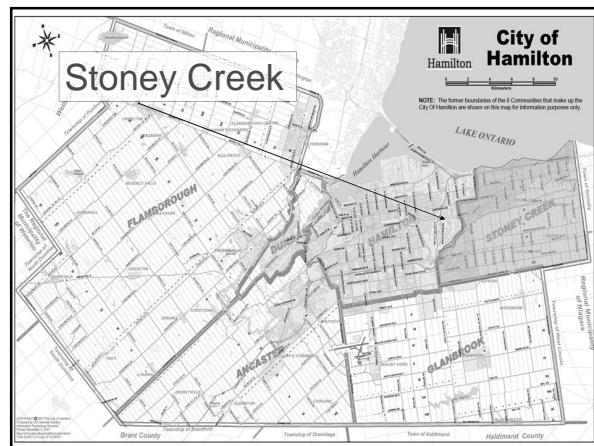
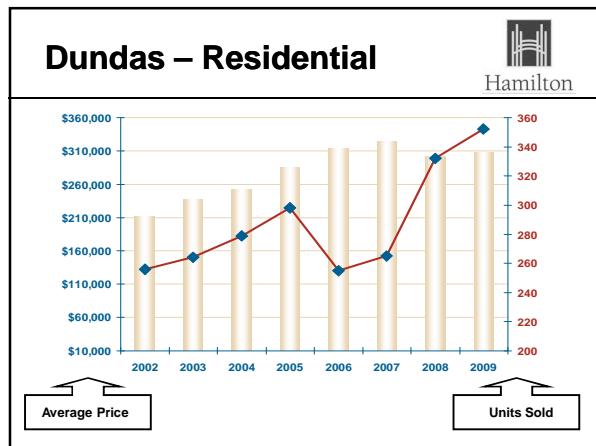
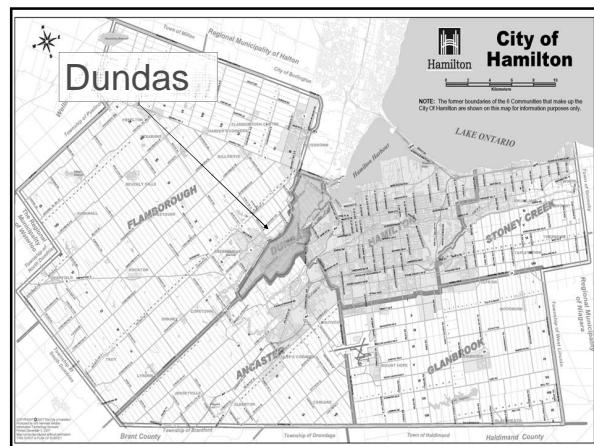
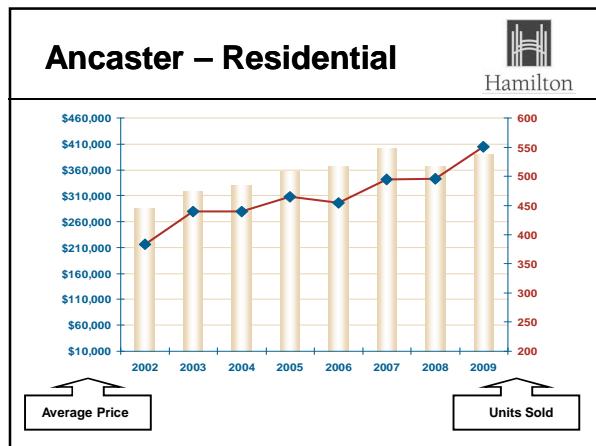
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