



INVESTOR BROCHURE

# LONDON: INNOVATION & NATURE ENTWINED.

WITH ITS TREE-LINED BOULEVARDS AND GREEN PARKS, LONDON IS PROUDLY KNOWN AS 'THE FOREST CITY'



NOW'S THE TIME TO INVEST IN ONTARIO'S 5TH BIGGEST CITY.

London, Ontario, which is proudly known as The Forest City, is home to over 500,000 residents. It is a hub for higher education, medical research, advanced manufacturing, digital & media technology, agri-food and other professional services. London is currently the 11th largest city in Canada and offers its residents and visitors big-city appeal mixed with small-town charm. From its explosive population growth, low unemployment rate, and wealth of agri-food and technology companies to its proximity to Canada's established community hubs (Toronto, Mississauga, Brampton, Niagara), London is poised to be Canada's next big growth area. At its epicentre is an investment opportunity too attractive to ignore.

LONDON POPULATION IN 2022: 515,000

ESTIMATED POPULATION BY 2035\*:

**574,000**

THE LARGEST EMPLOYER IN LONDON IS THE HEALTH SCIENCES CENTRE, WHICH EMPLOYS 10,555 PEOPLE

#### TOP 5 AREA EMPLOYERS\*

1. London Health Sciences Centre
2. Thames Valley District School Board
3. St. Joseph's Healthcare London
4. TD Canada Trust
5. University of Western Ontario



Presenting Springbank Lux Condominiums in burgeoning London, located just minutes from downtown, Fanshawe College, Western University, and the flowing Thames river. It will feature modern-designed and luxuriously finished suites near shopping, dining, and every modern amenity imaginable. It's the number one spot in the hub of Canada's second fastest growing city.



LONDON IS  
CANADA'S SECOND  
**FASTEST**  
GROWING CITY



**21 MINS**  
FROM LONDON  
INTERNATIONAL  
AIRPORT



HOME PRICES ARE EASILY  
**\$100,000**  
LESS THAN OTHER  
MAJOR MARKETS

# CENTRALLY LOCATED.

London lies at the junction of highways 401 and 402, (10-15 min Drive) connecting it to Toronto (2 hrs), Windsor (2 hrs), and Sarnia (1 hr). These highways also make the Detroit-Windsor, Port Huron-Sarnia, and Niagara Falls (2 hrs) border crossings with the United States easily accessible.

## COMMUTE TIMES FROM LUX TO WESTERN UNIVERSITY

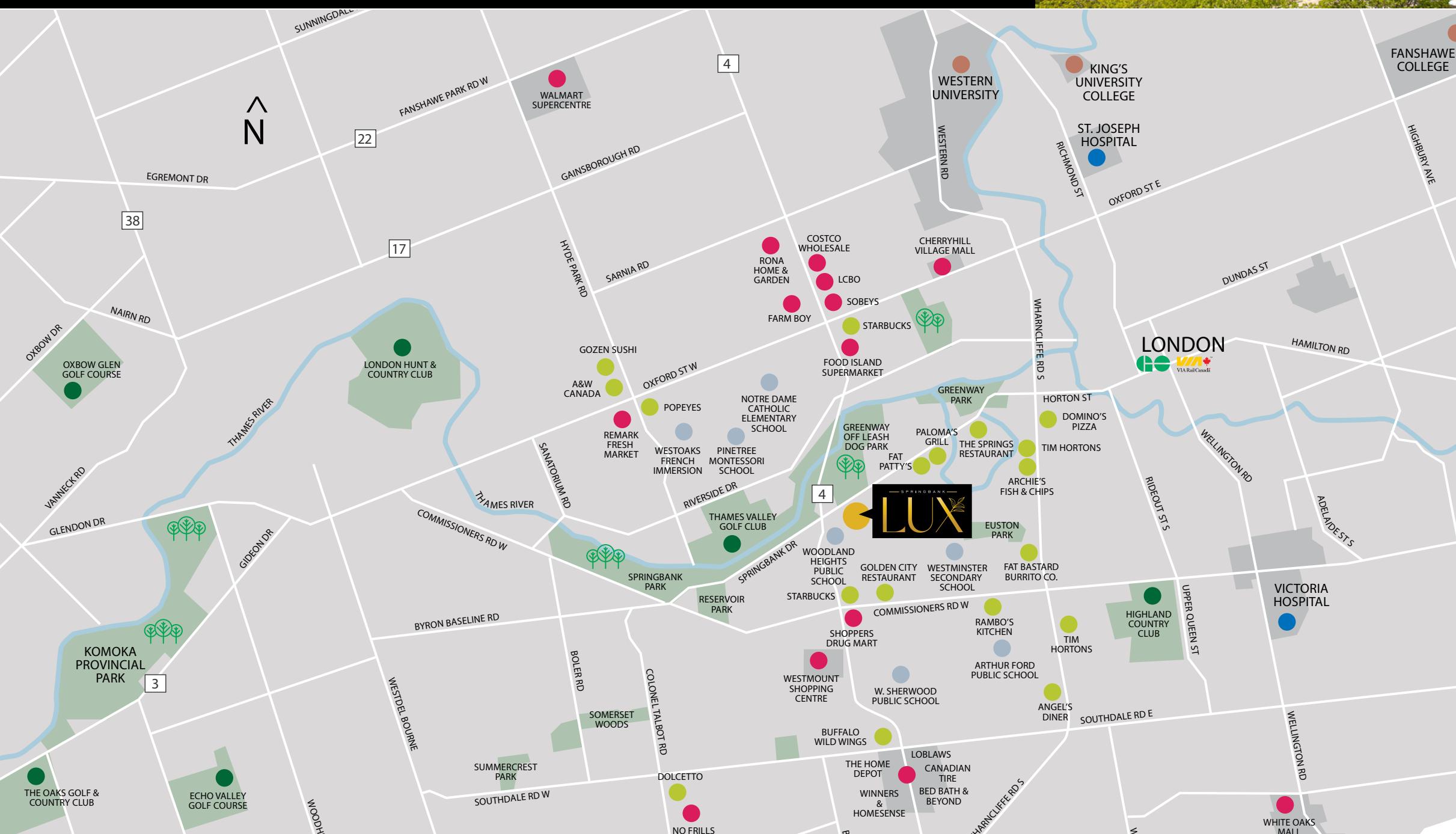
40 MIN    16 MIN    29 MIN

## COMMUTE TIMES FROM LUX TO FANSHawe COLLEGE

40 MIN    20 MIN    45 MIN

## COMMUTE TIMES FROM LUX TO DOWNTOWN LONDON

26 MIN    9 MIN    24 MIN



THAMES VALLEY PARKWAY TRAIL - 7 MIN  
STORYBOOK GARDENS - 7 MIN  
THAMES RIVER SPRINGBANK PARK - 2 MIN  
THAMES VALLEY GOLF CLUB - 6 MIN  
HWY 401 & 402 - 10 MIN  
VIA RAIL & GO STATION - 6 MIN



WESTERN IS HOME TO IVEY BUSINESS SCHOOL, ONE OF THE TOP BUSINESS SCHOOLS IN THE WORLD KNOWN FOR ITS BUSINESS PROGRAMS WHICH OFFERS A CASE-STUDY METHOD OF LEARNING.

LONDON IS HOME TO SOME OF CANADA'S TOP SCHOOLS THAT OFFER WORLD-CLASS EDUCATION.

OVER 80,000 STUDENTS CHOOSE TO LEARN IN LONDON EVERY YEAR AT ONE OF THE POST-SECONDARY INSTITUTIONS

# 80,000



ACCORDING TO CBC, ONE OF THE DRIVING REASONS FOR GROWTH IN LONDON IS THAT BOTH FANSHawe COLLEGE AND WESTERN UNIVERSITY ARE "ACTIVELY RECRUITING" INTERNATIONAL STUDENTS.

## FANSHawe COLLEGE

More than 43,000 students each year and offers over 200 programs across its five campuses. With over 189,000 alumni, 90.3% of Fanshawe graduates find employment within six months, ranking 1st among large colleges in Ontario.

## WESTERN UNIVERSITY

Over 480 programs to its nearly 40,000 undergraduates and postgraduates every year. Western is known for its medical, dental, engineering, programs and research capabilities.

# LONDON MARKET STATS

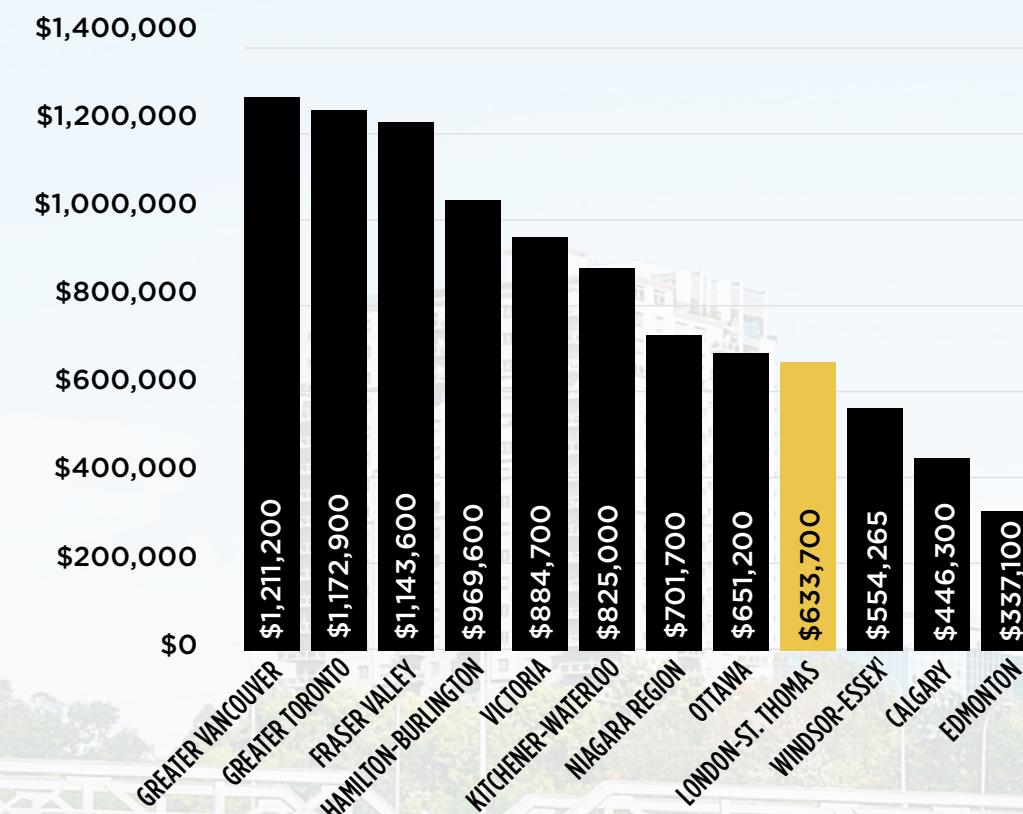
A RECORD YEAR FOR CONDO AND APARTMENT SALES

“2021 PROVED TO BE A VERY STRONG YEAR FOR US, WITH THE OVERALL NUMBER OF HOME SALES APPROACHING THE 11,000 MARK.”

-2021 LSTAR PRESIDENT JACK LANE

## LONDON REAL ESTATE BOARD

Despite increases to the HPI benchmark price and average sales price, homes in LSTAR's jurisdiction continue to remain relatively affordable when compared to houses from some other major Ontario and Canadian centres.\*

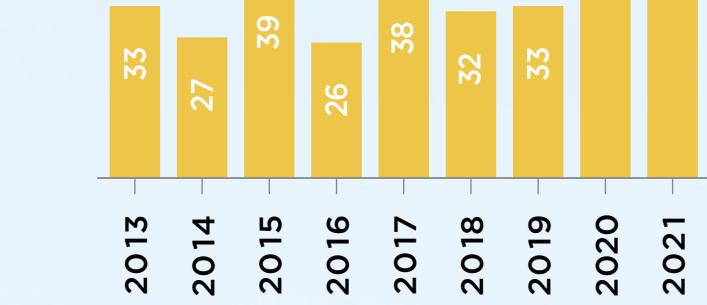


**STATS CAN**  
**MEDIAN AGE AVG: 40.7**  
**PRIVATE DWELLINGS: 206,445**  
**APT IN A BUILDING THAT HAS MORE THAN 5 STOREYS: 34,755**  
**ROW HOUSE: 21,675**

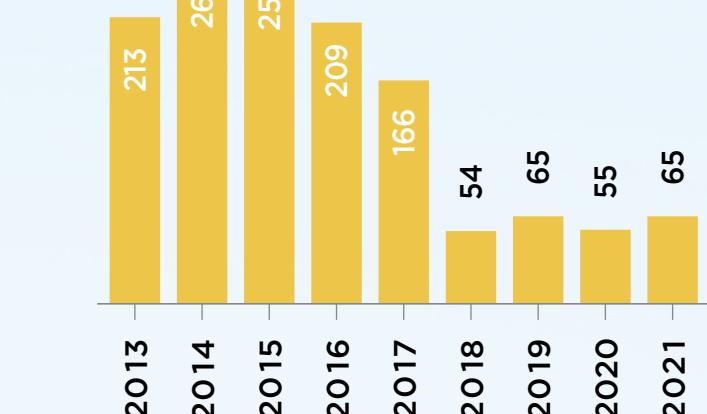
Source: Statistics Canada

## LONDON AND ST. THOMAS MLS® APARTMENT MARKET ACTIVITY

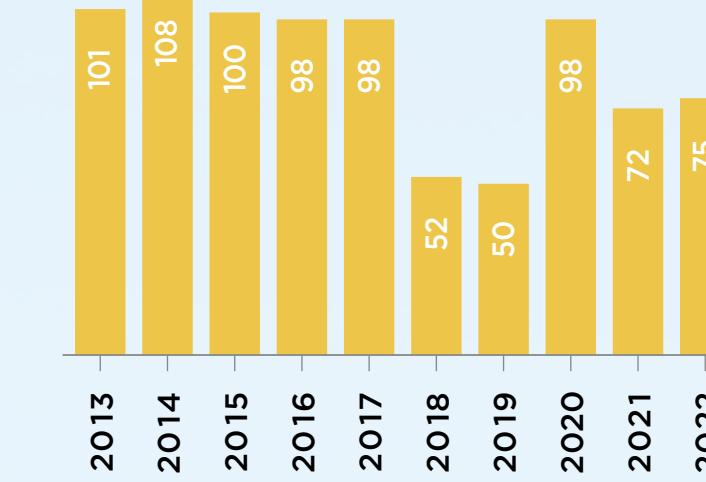
SALES ACTIVITY (JANUARY ONLY)



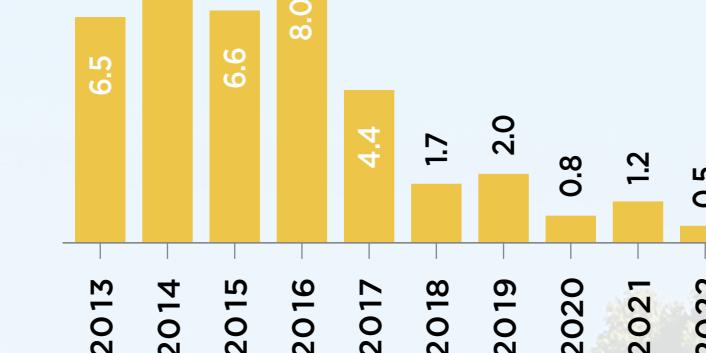
ACTIVE LISTINGS (JANUARY ONLY)



NEW LISTINGS (JANUARY ONLY)

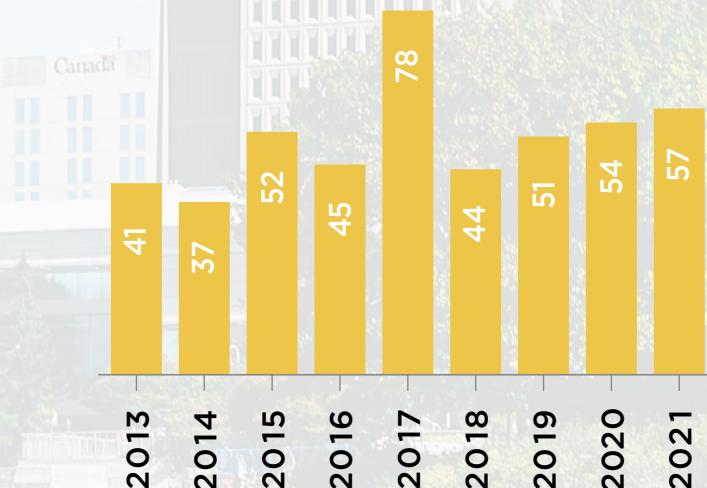


MONTHS OF INVENTORY (JANUARY ONLY)

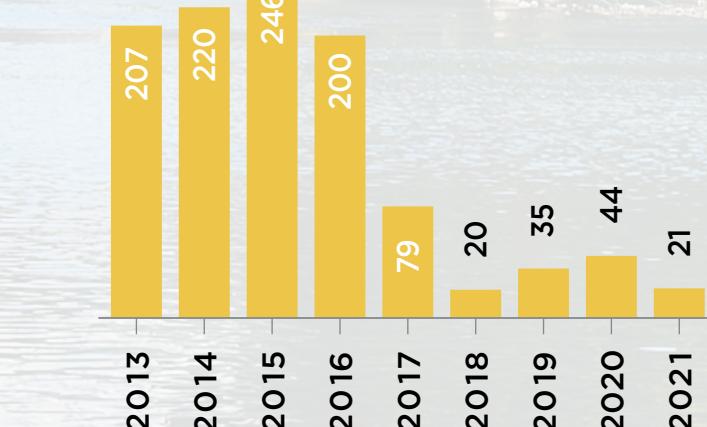


## LONDON AND ST. THOMAS MLS® CONDO TOWNHOUSE MARKET ACTIVITY

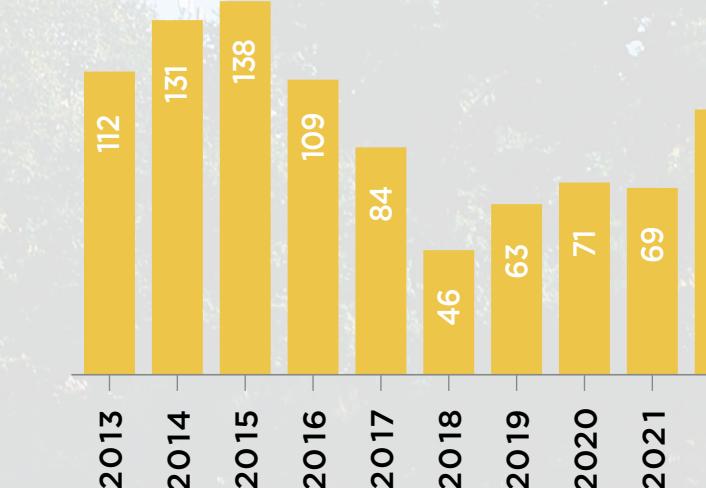
SALES ACTIVITY (JANUARY ONLY)



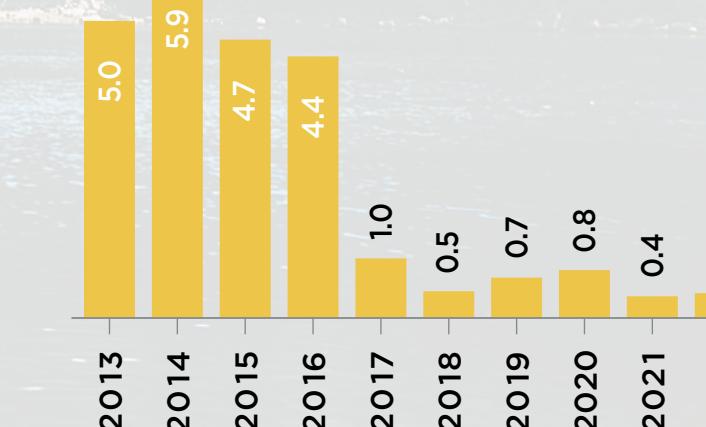
ACTIVE LISTINGS (JANUARY ONLY)



NEW LISTINGS (JANUARY ONLY)



MONTHS OF INVENTORY (JANUARY ONLY)



\*based on data taken from the CREA National Price Map for November 2021

<sup>1</sup> Area displaying average prices; all other areas displaying MLS® Home Price Index benchmark prices. The benchmark price reflects the value of a "typical home" as assigned by buyers in a certain area based on various housing attributes

Source: Canadian MLS® Systems, CREA

# YOUR BUDGER



AvranceCorp  
Developments

## QUALITY. PASSION. CARE.

Connecting people, passion and purpose to place. This is our mission and our purpose as an organization. We enjoy the process of finding a great site, of creating a shared vision with communities and our project partners, and then delivering high-quality homes that provide livability, connection and value to owners and residents.

A new home is thoughtfully designed, perfectly positioned and family-friendly. It's an investment in your future, that pays lifestyle dividends today. To realize this goal, we listen closely to our customers and connect with how they aspire to live. This provides the inspiration for new ideas, designs and amenities that can enhance the way we relate to our homes, each other, and the wider community.

This process of investigation, combined with sustainable building practices, community-focused design and discriminating site selection, forms the foundation of every landmark project we create for our owner-occupiers and investors. The AvranceCorp team have been instrumental in building residential lowrise, and condominium community developments across North America, including Georgian Bay, and Michigan. AvranceCorp Developments has a strong focus on professional quality that has enabled us to develop strong relationships with our investors and purchasers. We look forward to connecting with you over your next investment opportunity.



Georgian Bay Harbour - Meaford, Ontario



Georgian Bay Terrace - Meaford, Ontario



WanyeLux - Romulus, Michigan



SPRINGBANKLUX.CA

464 SPRINGBANK DRIVE  
LONDON, ONTARIO

