



# August 2024

As we move deeper into summer, we are excited to bring you the latest updates, opportunities, and insights from our Plentitude community.

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## Project Highlight

Fun Fact: In Italy, kitchens are considered furniture, which is why we'll be installing them near the end of this year at our Costa Conero vacation property, beautifully nestled on the Adriatic coast in Marcelli. When we say "everything but the kitchen sink," it's not just a saying—it's how we're doing things in Italy!

This project is nearing completion, and we're excited to share more about the unique opportunities it offers. If you're intrigued and want to learn how you might get involved, click the button below to schedule a call and find out more!



[Schedule a Call](#)



## Upcoming Events in August

### Plentitude Presents: Multi-Family Investing with Corey Toker

August 20th, 2024, 8PM EST

Join us LIVE on Zoom for an exciting session with Corey Toker as he dives into the world of multi-family property investing!

This session will help you determine if multi-family property investing aligns with your financial goals. Corey will share the benefits of investing in multi-family properties, discuss the challenges you might face, and explore alternative investment options that could be a better fit for you.

Don't miss this opportunity to gain valuable insights and ask your burning questions.

Register now to secure your spot!

Register Now

## Past Events

If you missed our recent series on estate planning, be sure to check out the recordings now live in our Plentitude's Insider Network (PIN) by using the buttons below.

View Recordings in PIN



Be sure to check out our [website](#) for more upcoming events this month. We have a few coming soon we think you're going to love!

## *Did You Know?*

In 2024, Canadian developers are increasingly shifting their focus toward high-density, mixed-use developments due to urban land scarcity.

As urban areas face a growing population and limited land availability, cities like Vancouver, Calgary, and Halifax are seeing a rise in purpose-built rental projects and mixed-use developments. These projects often integrate residential units with retail and commercial spaces, optimizing land use and meeting the increasing demand for housing. This trend reflects a broader industry shift towards sustainability and maximizing urban space, providing new opportunities for investors and developers alike ([CBRE](#)) ([PwC](#)) ([Canadian Real Estate Magazine](#)).

## Canadian Real Estate News



Last month the Canadian Real Estate Association (CREA) revised its housing market forecast downward due to a slower-than-expected spring market and increasing property supply. Although interest rates are expected to decline gradually, the market is experiencing a build-up of listings, particularly in Ontario and British Columbia, leading to adjustments in sales and average home price projections ([CREA](#)).

For those in the west coast, Vancouver's real estate market showed mixed trends in July. While there was a slight increase in home sales (1.2% month-over-month), inventory levels surged, particularly in the condo market, where active listings increased by 54% year-over-year. This rise in inventory is contributing to downward pressure on prices, which saw a modest decline ([Canadian Real Estate Magazine](#)).

The Greater Toronto Area (GTA) and Vancouver markets are under significant stress, with many condo investors facing negative cash flows. In fact, over 80% of condo investors in the GTA are reportedly losing money, as rental income fails to cover their costs. This is part of a broader trend of reduced investment activity across Canada, exacerbated by high interest rates and market saturation ([Better Dwelling](#)).

Team Plentitude's Summer hours continues until September 2nd, 2024.

Our office will be open Monday to Thursday from 9PM - 5PM and Fridays from 9AM - 12PM.

We hope you make the most of your summer and enjoy the beautiful weather to come!





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