










TOP 100

ONTARIO



ARNPRIOR

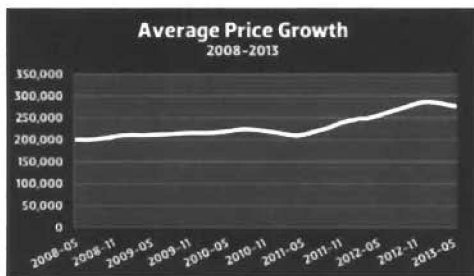
AT A GLANCE

	Population (2011):	8,131
	Population growth:	+9.7%
	Average price:	\$277,170
	Average rent:	\$1,400 (House)
	Cap rate:	6.06% (House)
	Vacancy rate:	4% (House)
	Projected cash flow:	\$591 (House)

Price growth:



Arnprior offers very affordable housing, especially in a first-time (investor) or renter scenario



Source: Brookfield RPS * Aggregate average (across all listing types)



To many, Arnprior seems like a quiet town, but a closer look reveals that this area has experienced some respectable growth. Arnprior's population has seen a 9.7 per cent increase over the last five years, and its property prices have escalated 7.98 per cent year-over-year. Investors looking for affordable properties will find many available in Arnprior, as Brookfield RPS' market data shows the average property price to be \$277,170.

WHY INVEST?

Arnprior is located about a half-hour drive west of Ottawa. Its real estate market often gets overshadowed by that of our capital city. But, as one local expert explains, there are many elements that make this market attractive to potential buyers and tenants.

"Arnprior offers very affordable housing, especially in a first-time (investor) or renter scenario," says Keith Campbell, an agent with RE/MAX Realty Solutions. "It's relatively close to Kanata, which is our high-tech hub, and it's a reasonable distance for the young professionals that work for those companies."

Campbell notes that as more new jobs are created in the areas surrounding Arnprior, the demand for additional housing will increase, most notably within Arnprior proper.

BEST BUY

Arnprior's property inventory is reasonably priced – a draw for many new buyers. Campbell indicates that investors interested in fixing and flipping single-family homes will see Arnprior as a great place for their next project.

"Most of the investors that I see purchasing single-family homes in Arnprior are actually doing flips," Campbell says. "There are a lot of young families out here that are not in a position to buy, so there is no shortage of tenants for those properties."

The price growth in the area shows that if investors hold on to a property for a while before selling it, they can earn substantial cash flow from the rent generated. 🏠