



The Simple Investor is proud to present our newest releases, Hampton Street, Sarnia and Cameron Street, Corunna.

For those of you not familiar with these locations, Sarnia and Corunna are located just ten minutes apart, nestled on the south end of Lake Huron and the eastern shores of the St. Clair River. Sarnia has a population of over 72,000 people while Corunna is part of the St. Clair Township which boasts a population of 15,000 people.

Location

Located in quiet residential neighbourhoods, both locations are close to all amenities including schools, parks, recreation facilities & shopping.

Affordability

The purchase price to rent ratio is making this one of our BEST offerings ever. Our investors will have positive cash flow each and every month, with no worries of day to day management.

Tenants

Our focus continues on finding the best tenants for our properties. Using our strict screening process, we will continue to move our tenant base towards mature, respectful and long term tenants.

What does the future hold.....?

Looking ahead, we continue to strive on building financial stability and consistency for our investors. Our Simple Investors have been able to enjoy years of stable real estate investment and total hands off ownership. The Simple Investor will continue to focus on bringing you the most consistent investment opportunities in the marketplace.

Whether you are an existing investor or just getting started, these 2 new releases are a wonderful example of excellent long term real estate investment. Both projects are located in the strong refinery hub with good employment offering solid pensions. Canadian and U.S. oil and gas companies consider this area to be a backbone for their industry.

Our Sarnia location offers both 2 and 3 bedroom townhomes while the Corunna location is strictly all 3 bedroom townhomes. The units are very low maintenance, many have undergone renovations and the tenants pay for their own utilities, which allows for additional financial consistency in the future.

I am thrilled to bring this newest release to both new and existing investors. These wonderful townhomes will be a great addition to everyone's portfolio.

The Simple Investor
Todd C. Slater



**702-788 Kipling St.
219-303 Hampton St. Sarnia Ontario**

**348 Cameron St.
Corunna Ontario**

	Two Bedroom	Three Bedroom	Three Bedroom Townhome
Purchase Price	\$99,900.00	\$109,900.00	\$99,000.00
Square Footage	800-950	900-1050	900-1050
Down Payment	\$20,000.00	\$22,000.00	\$20,000.00
Mortgage Amount	\$79,900.00	\$87,900.00	\$79,900.00
Monthly Rent	\$825.00	\$925.00	\$840.00

Monthly Maintenance Fee	\$225.00	\$270.00	\$260.00
Monthly Property Taxes (Approx)	\$90.00	\$100.00	\$75.00
Monthly Simple Fund (Tenant/Investor Management)	\$70.00	\$80.00	\$70.00

Finance Options*			
3 yr Variable @ 2.1%	\$342.21	\$376.47	\$342.21
5 yr Fixed @2.6%	\$361.92	\$398.15	\$361.92

Closing Costs			
Land Transfer Tax	\$724.00	\$824.00	\$724.00
Lawyers Fees	\$1,100-\$1,300	\$1,100-\$1,300	\$1,100-\$1,300

*Current rates as of June 2016 are based on a 25 year amortization.

Investment Real Estate

For many, the mere mention of these three words creates fear. For some, it brings the images of bounced cheques and late night phone calls to repair broken pipes, which costs you money. For every negative story however, there are numerous positive experiences. Real estate has been generating wealth since the dawn of time, and becoming successful with investment real estate can actually be Simple.

By selecting the right property, the right tenant and utilizing the right management system, investment real estate will be profitable and Simple. How Simple you ask? At The Simple Investor, we take years of real estate experience, match it with the perfect tenant demographic & manage it with the most efficient property management system. Combined, The Simple Investor system allows you to have complete “hands-off” ownership and an asset that continues to grow. Equity growth made Simple.

If you are looking for an investment for your future, your retirement or for the generational wealth of your family, then contact us today to learn more. The Simple Investor....we make the world of real estate investment... Simple!



THE HOME OF REAL ESTATE

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**\$^{the}Simple
investor**

*is proud to announce
our latest releases*



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