



The Simple Investor is proud to announce our newest release, 195 Denistoun Street located in Welland, Ontario.

Welland is the newest city in Ontario that is revitalizing itself and is showing great potential for future growth. Less than one hour away from the GTA, Welland is located in the Niagara Region and is only minutes away from St. Catharines.

Location

This lovely, 97 unit townhome complex is located in a family friendly area and is close to parks, golf, schools and shopping, with the Welland County General Hospital located just a short distance away. The complex consists of three and four bedroom condominium townhomes situated on a very spacious property with a shared outdoor pool facility.

Affordability

The purchase price to rent ratio is excellent, which allows our investors to have positive cash flow. Even with the increase in the interest rate, you will have positive cash flow each month.

Tenants

Our focus continues on having solid, consistent tenants. This complex has a mix of mature and family tenancies and we will continue to promote mature and respectful tenants.

As we look forward into the FUTURE...

Looking ahead, our goal at The Simple Investor will always be focused on providing our investors with consistent and financially stable investments. As our current investors have realized, the steady long term approach is the key to financial success. We remain committed to providing the properties and hands-free management that true Real Estate Investors can count on for years to come.

I am very appreciative of the trust, loyalty and dedication of our investors, and I am thrilled to present this latest development from The Simple Investor to those of you that are looking to add a fabulous investment to their portfolio. Don't miss out on this great opportunity to make the world of real estate investment...SIMPLE!

Todd C. Slater
 President
 The Simple Investor



195 Denistoun Street Welland, Ontario

	3 Bedroom	4 Bedroom
Purchase Price	\$144,900	\$154,900
Down Payment	\$29,000	\$31,000
Condominium Fee	\$250.00	\$275.00
Taxes	\$160.00	\$175.00
Simple Fund	\$75.00	\$80.00
Monthly Rent	\$1095.00	\$1195.00

Square Footage (Approx)	1000 - 1100	1050 - 1150
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Finance Options*		
Variable @ 3.25%	\$564.00	\$602.00
Fixed @ 3.65%	\$588.00	\$628.00

Closing Costs		
Land Transfer Tax	\$1174.00	\$1274.00
Legal Fees	\$1100 - \$1300	\$1100 - \$1300

*Current rates as of February 2018 and are based on a 25yr amortization

Investment Real Estate

For many, the mere mention of these three words creates fear. For some, it brings to mind images of bounced cheques and late night phone calls to repair broken pipes. This costs you time and 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 tenants and utilizing the right management system, investment real estate can be both profitable and Simple. Just how Simple can it really be?

At The Simple Investor, we take years of real estate experience to select the right properties, match it with the perfect tenant demographic & manage it with the most efficient property management system. The Simple Investor program allows you to have complete “hands-off” ownership and an asset that continues to grow. Equity growth made Simple and hassle free.

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!



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

*is proud to announce
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195 Denistoun Drive, Welland, Ontario

