



The Simple Investor is proud to announce our newest release, 37 Rykert St., located in St. Catharines, Ontario.

St. Catharines is one of the strongest growing markets there is in Ontario and will be for the next decade. Known for manufacturing and service as its leading industries, it is the largest city in the Niagara region. It is also one of the main supports for telecommunication between Canada and the United States. The city has an impressive showcase of heritage sites boasting its rich history.

### *Location*

This property, located close to Brock University, is steps away from entertainment, transit, and major retailers such as Superstore and Walmart. This condo complex is located conveniently close to the city's downtown and major highways.

### *Affordability*

The purchase price to rent ratio is excellent. This property will allow investors to have positive cash flow every single month.

### *Tenants*

The tenant make up at this location is mostly all mature tenants. As usual, The Simple Investor is always looking towards maturing tenancies, but attracting well qualified families in this project is also a goal.

### *What does the future hold...*

At The Simple Investor our goal is and will always be to provide our investors financial stability and consistency. Steady long term approach is the key to our investor's financial success. We remain committed in providing our investors with reliable and hands-free management in real estate.

With only 50 units, this is a great addition to your portfolios. This excellent opportunity is another example of our commitment to providing incredible investment real estate and making it ... SIMPLE!

Todd C. Slater

President

The Simple Investor.



## 37 RYKERT STREET St. Catharines, Ontario

	1 Bedroom	2 Bedroom	2 Bedroom Large
Purchase Price	\$269,900	\$299,900	\$319,900
Down Payment	\$54,000	\$60,000	\$64,000
Condominium Fee	\$335.00	\$365.00	\$395.00
Simple Fund Fee	\$80.00	\$90.00	\$90.00
Monthly Rent	\$1575.00	\$1695.00	\$1795.00
Property Tax	\$140/month	\$150/month	\$160/month
Square Footage	728 SQ. FT.	920 SQ. FT.	1035 SQ. FT.

Land Transfer Tax	\$2524.00	\$2974.00	\$3274.00
Lawyers Fees	\$1300-\$1,600	\$1300-\$1,600	\$1,300-\$1,600



## 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.



### HEAD OFFICE

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**\$<sup>the</sup>Simple investor<sup>®</sup>** *is proud to announce  
our latest release*

## 37 Rykert Street St. Catharines, Ontario

