



The Simple Investor is proud to announce our newest release, 9553 – 9565 Tecumseh Rd. East, located in Windsor, Ontario.

Windsor is one of the most sought after real estate markets in Canada. Also known as the automotive capital of Canada, Windsor has the third-largest population in Southwestern Ontario. Windsor is home to the University of Windsor, St. Clair College as well as the University of Western Ontario. Located near the Ambassador Bridge border crossing, it has one of the busiest commercial crossings.

Location

This property, located in a family oriented neighborhood, is close to many large retailers such as Walmart and Canadian Tire, as well as schools, golf course and the Tecumseh Mall. This release consists of bachelor, 1 bedroom and 2 bedroom units, situated in a spacious complex.

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 mature tenants. As usual, The Simple Investor looks to attract professionals and mature tenants thus allowing us to stay focused on achieving secure long-term tenancies.

What does the future hold...

Our goal, at The Simple Investor, has and always will be to provide our investors financial stability and consistency. Our current investors know that a steady long term approach is the key to financial success. For over a decade we remain committed to providing our investors with reliable and hands-free management in real estate.

This fabulous opportunity, with only 48 units, is a great addition to your portfolio. This unique opportunity is another example of our commitment to providing incredible investment real estate and making it... **SIMPLE!**

Todd C. Slater
 President
 The Simple Investor.



**9553 -9565 TECUMSEH ROAD
 Windsor, Ontario**

	Bachelor	1 Bedroom	2 Bedroom
Purchase Price	\$119,900	\$159,900	\$189,900
Down Payment	\$24,000	\$32,000	\$38,000
Condominium Fee	\$250.00	\$300.00	\$330.00
Simple Fund Fee	\$60.00	\$80.00	\$100.00
Monthly Rent	\$795.00	\$1045.00	\$1195.00
Property Tax	\$50/month	\$90/month	\$100/month

Land Transfer Tax	\$924.00	\$1324.00	\$1624.00
Lawyers Fees	\$1,300-\$1,500	\$1,300-\$1,500	\$1,300-\$1,500

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.



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investor[®]**

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