

## 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.



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### HEAD OFFICE

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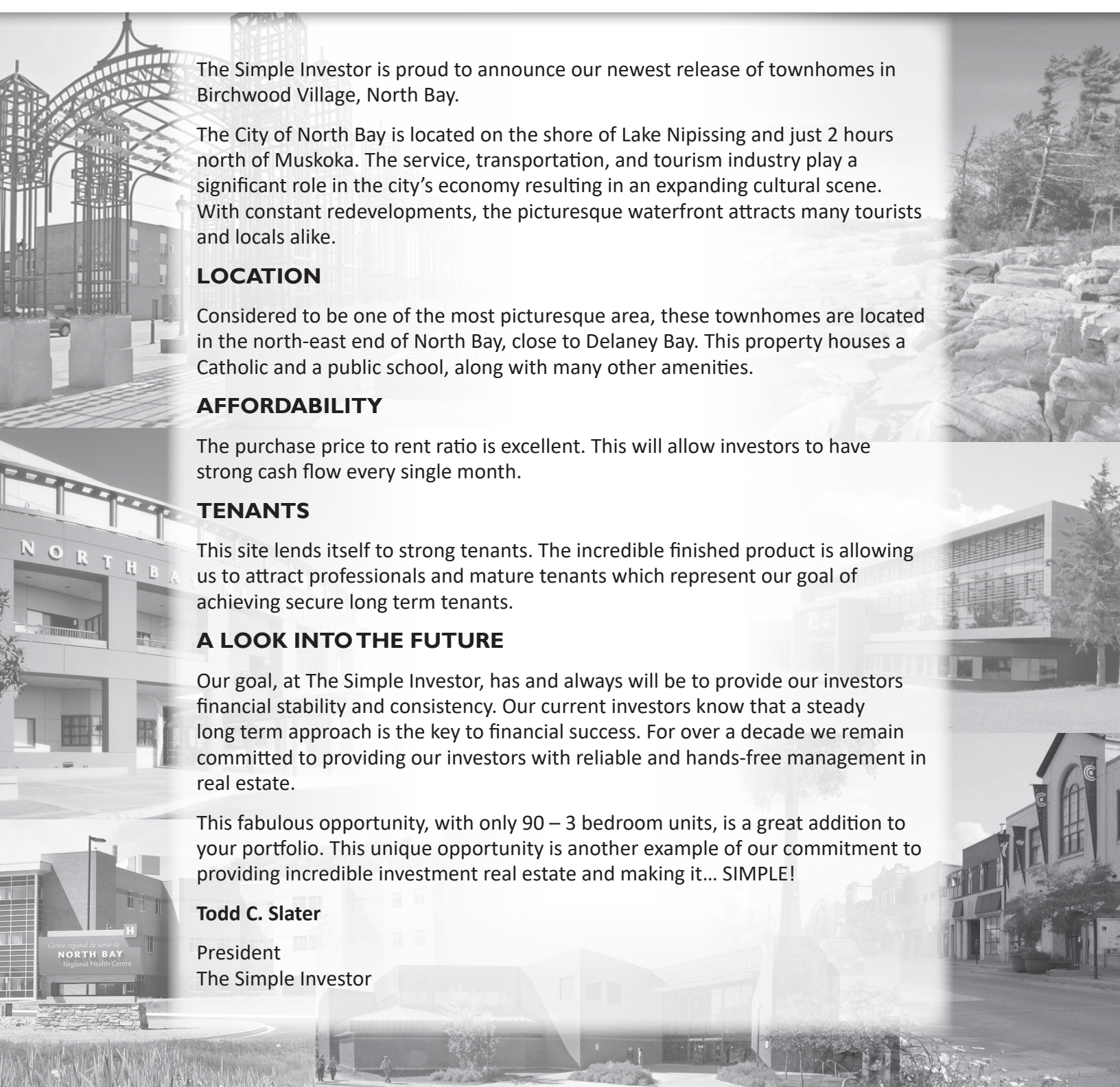


*is proud to announce  
our latest release*

## Birchwood Village, North Bay







The Simple Investor is proud to announce our newest release of townhomes in Birchwood Village, North Bay.

The City of North Bay is located on the shore of Lake Nipissing and just 2 hours north of Muskoka. The service, transportation, and tourism industry play a significant role in the city’s economy resulting in an expanding cultural scene. With constant redevelopments, the picturesque waterfront attracts many tourists and locals alike.

**LOCATION**

Considered to be one of the most picturesque area, these townhomes are located in the north-east end of North Bay, close to Delaney Bay. This property houses a Catholic and a public school, along with many other amenities.

**AFFORDABILITY**

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

**TENANTS**

This site lends itself to strong tenants. The incredible finished product is allowing us to attract professionals and mature tenants which represent our goal of achieving secure long term tenants.

**A LOOK INTO THE FUTURE**

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 90 – 3 bedroom 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

# Birchwood Village, North Bay

## 3 Bedroom Townhome

Price	\$229,900
Downpayment	\$46,000
Monthly Rent	\$1395.00
Property Tax	\$136.00
Condominium Fee	\$255.00
Simple Fund Fee	\$100.00
Variable Rate Mortgage*	\$738.78

## Closing Cost

Legal Fees	\$1500 - \$2000
Land Transfer Tax	\$2025

\*Variable mortgage can change with Bank of Canada