



**\$<sup>the</sup>imple  
investor**

is proud to announce our latest release

**Kipps Lane**  
London, Ontario

**Thank You to our First Responders!**





# \$<sup>the</sup> Simple investor



The Simple Investor is proud to announce our largest release ever. We heard all the requests for more fantastic cash flowing properties and now we have the answer, our newest release, Kipps Lane located in London, Ontario.

With a population of 511,000 people and growing, London is one of the fastest growing real estate markets. As one of the top cities of Ontario, London has experienced incredible growth over last 20 years and will continue to do so. Known as the regional centre of healthcare and education, London's economic activity is concentrated on education, medical research, insurance, and information technology.

## Location



This property, situated on 12 acres of land backing onto a conservation and the Thames River, is steps away from major retailers, restaurants, and entertainment. It is also conveniently located near public transit, major highways and major transport routes. This release consists of 1 bedroom at 750 sq. feet approximately, situated in a spacious complex.

## First Responders



One of our core statements at The Simple Investor is that "Life Happens". The last few years have highlighted this beyond a doubt. Our goal has always been to help everyone have more security to fall back on when life takes an unexpected turn. First Responders, in particular, have witnessed this firsthand, working tirelessly throughout the pandemic. They have faced unprecedented stress & conditions, often jeopardizing their own health, job security & more.

As our heartfelt Thank You to this incredible group of people, The Simple Investor presents our latest initiative to help them reach their goals. Our First Responder program allows you to purchase a fully managed investment property with only 10% down. The Simple Investor will provide the balance of the downpayment as a second mortgage with no interest for the first two years. This will help our First Responders to own investment real estate & help secure their financial future for themselves & their families.



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



2 year  
VTB

**0%**  
INTEREST\*\*

# Kipps Lane

## London, Ontario

Simple  
Fund Fee  
WAIVED for

**2**  
YEARS\*

### One Bedroom

Price	<b>\$279,900</b>
Downpayment**	<b>\$61,000</b>
Monthly Rent	<b>\$1525.00</b>
Property Tax	<b>\$100.00</b>
Condominium Fee	<b>\$280.00</b>
Simple Fund Fee*	<b>\$80.00</b>
Fixed Rate Mortgage***	<b>\$1142.00</b>

### Closing Cost

Legal Fees (approximately)	<b>\$1500.00</b>
Land Transfer Tax	<b>\$2673.50</b>

\*Simple Fund Fee is waived for the first 2 years.

\*\*Down Payment First Responders \$30,000, Simple Investor \$31,000.  
(Set up as a Vendor Take Back).

\*\*\*Fixed rate mortgage is based on a 4.8% over a 30 year amortization.  
Mortgage rates can change at any time with the Bank of Canada.



# Investment Real Estate

By selecting the right property, the right tenants and utilizing the right management system, investment real estate can be both profitable and Simple.



Thank You for supporting us!



**HEAD OFFICE**  
1075 Sutton Drive, Burlington  
Ontario, Canada L7L 5Z8  
t. 905-812-2524  
info@thesimpleinvestor.com  
www.thesimpleinvestor.com