



\$^{the} Simple investor

is proud to announce our latest release

London Road Thamesville





\$^{the} Simple investor

The Simple Investor is excited to announce our latest release in Thamesville, Ontario.

Volkswagen's recent announcement of a new \$7 billion EV battery manufacturing plant to be built in neighbouring St. Thomas in 2027 with up to \$13 billion in government subsidies over the next 10 years means new jobs and supported business growth opportunities are on the horizon. This plant will be the biggest EV battery plant in the world.

Windsor is already the future home of a Stellantis EV battery plant, which will employ about 2,500 people when it opens next year. The St. Thomas/Windsor corridor will be even more attractive to global supply chain manufacturers as the area becomes an electric vehicle (EV) hub.

Location

Thamesville is conveniently on the St. Thomas to Windsor corridor. It is located 25 minutes from Chatham (100k population) or just under an hour from St. Thomas or Windsor. With additional new business opportunities projected to follow and thousands of new jobs from the battery plants, this community is on the verge of exciting growth.

Affordability

This project is a "last of its kind". The entry price point gives an incredible opportunity for first time investors to purchase or the experienced investor to add to their portfolio. This one is a winner!

Tenants

As usual, The Simple Investor is always looking towards maturing tenancies. London Road, Thamesville fits our demographic perfectly. The suites are a nice size and are home to mature tenants.

A look into the future

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

This unique opportunity is a great way to start your portfolio or add to your existing one. This is another example of our commitment to providing incredible investment opportunities in real estate and making it....SIMPLE!

Todd C. Slater
President
The Simple Investor





London Road Thamesville

	1 Bedroom	2 Bedroom
Price	\$129,900	\$149,900
Downpayment	\$26,000	\$30,000
Property Tax	\$57.00	\$65.00
Condominium Fee	\$255.00	\$295.00
Simple Fund Fee	\$80.00	\$80.00
Mortgage*	\$542.69	\$626.18
Monthly Rent	\$995.00	\$1095.00

Closing Cost

Legal Fees (approximately)	\$1500.00	\$1500.00
Land Transfer Tax	\$1024.00	\$1224.00

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

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.



HEAD OFFICE

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