



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

is proud to announce our latest release

**758 Kipps Lane**  
London, Ontario





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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, 758 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, and 2 bedroom units at 950 sq. feet approximately, 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

As usual, The Simple Investor is always looking towards maturing tenancies, but attracting well qualified families in this project is also a goal.

## 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 steady long term approach is the key to financial success. For over 13 years we remain committed to providing our investors with reliable and hands-free management in real estate.

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





# 758 Kipps Lane

## London, Ontario

	1 Bedroom	2 Bedroom	2 Bed/2 Bath
Price	<b>\$284,900</b>	<b>\$314,900</b>	<b>\$324,900</b>
Downpayment	<b>\$57,000</b>	<b>\$63,000</b>	<b>\$65,000</b>
Property Tax	<b>\$100.00</b>	<b>\$110.00</b>	<b>\$110.00</b>
Condominium Fee	<b>\$280.00</b>	<b>\$320.00</b>	<b>\$320.00</b>
Simple Fund Fee*	<b>\$80.00</b>	<b>\$100.00</b>	<b>\$100.00</b>
Monthly Rent	<b>\$1,525.00</b>	<b>\$1,725.00</b>	<b>\$1,775.00</b>
<b>Closing Cost</b>			
Legal Fees (approximately)	<b>\$1,500.00</b>	<b>\$1,500.00</b>	<b>\$1,500.00</b>
Land Transfer Tax	<b>\$2,748.50</b>	<b>\$3,198.50</b>	<b>\$3,348.50</b>

# 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](mailto:info@thesimpleinvestor.com)  
[www.thesimpleinvestor.com](http://www.thesimpleinvestor.com)