

INVESTMENT PROPERTIES ✓ *It's a great idea!*

MORE CANADIANS ARE PURCHASING **INVESTMENT** PROPERTIES.
HERE'S WHY



RETURN ON INVESTMENT

Residential real estate is a solid estate investment, typically appreciating faster than inflation.



BETTER ALTERNATIVE TO STUDENT RESIDENCE

Many Canadians are sending their kids to university and college away from home. Housing them in an investment property purchased specifically for that purpose is a good option.



PENSION PLAN FOR THE FUTURE

Over the long term, an investment property or multiple real estate holdings can be a great source of retirement funds.



EARLIER ACCESS TO A 1ST HOME

For first time home buyers, a duplex or triplex can be a terrific way to get into home-ownership. Rental income from the extra units can offset the cost of the mortgage.



WHAT YOU NEED TO KNOW ABOUT **INVESTMENT** PROPERTIES

- ✓ A minimum of 20% down payment is required for an insured lender.
- ✓ Less than a 20% down payment will incur higher interest rate with an uninsured lender.
- ✓ Once you have more than 4 properties, you will need to spread your mortgages across several lenders to avoid reaching maximum number of mortgages per investor that a lender will approve.

CALL ME IF YOU'RE INTERESTED!