



REAL ESTATE INVESTMENTS FINANCIAL FREEDOM

## EXCELLENT REAL ESTATE INVESTMENT OPPORTUNITY IN ORILLIA

( PRIME RESIDENTIAL SUBDIVISION DEVELOPMENT ON 2.4 ACRES, NEAR LAKE COUCHICHING )



Marina

Park on the Lake

Soldiers Hospital

Casino Rama

Lakehead University

### GROWTH OPPORTUNITY

Invest2grow Development Corporation is selling serviced lots to individual investors who are looking at a passive investment for long term growth or build a bungalow or detached house for immediate sale or lease giving them high returns ( ROI 25 -30% ). We have various financing options to purchase the lots and have tie up with reputed and established builders for construction.

**Size of each lot : 57 feet \* 250 Feet** ( 14,250 square feet or 1/3 acre )

### INVESTMENT HIGHLIGHTS

- Investment in Real Estate – Tangible and Solid Product
- Simple exit plans - Sell in market or build / sell to get immediate returns.
- Buy back option available from developer
- No landlord / tenant headaches, minimum expense to manage
- Interest free financing available
- No credit check required
- International investors can buy, no bank approvals required
- Prime location in Orillia, always in demand
- Construction financing can be arranged ( conditions apply )
- Long term growth, Tax savings and other benefits
- Custom build your dream at your pace, option not available from most builders
- Opportunity to form a partnership to buy
- No accredited investor status required for this kind of investment

### ORILLIA ATTRACTIONS

- Fastest growing cities in Ontario ( based on market research by Real Estate Investment Network )
- Prestigious neighbourhood in Orillia near Lake Couchiching and many homes in million dollar plus range
- Popular Millenium Walking Trail behind the property accessed throughout the year and promoting healthy lifestyle
- Conservation area in front of the property ( hence no new development, bird watcher's paradise )

Peaceful and tranquil environment ( ideal for baby boomers and retirees )  
Few minutes drive to all new big box developments and Highway 11.  
Public Access to the Lake Couchiching ( boat slip for leisure activity )  
Famous Soldiers Memorial Hospital situated in the heart of the city  
Growing Lakehead University campus  
Proposed 261 acre Business Park by the Economic Development office.

Close to City Attractions – Orillia opera house, Stephen Leacock Museum, Orillia Farmers' Market,  
Casino Rama, Downtown Shopping, Port of Orillia & Ontario Provincial Police Headquarters - Shop  
& Museum.



**Distances from Orillia to:**

Toronto, On 114 km (71 miles)  
Oshawa, On 106 km (66 miles)  
Cambridge, On 185 km (115 miles)  
Hamilton, On 182 km (113 miles)  
Ottawa, On 402 km (250 miles)  
Montreal, Qc 595 km (370 miles)  
Windsor, On 475 km (295 miles)