



INVESTOR INSIDER

GBI Property Investments

**AN EXCEPTIONAL REAL
ESTATE INVESTMENT
OPPORTUNITY**



Introducing GBI Property Investment

GBI Property Investment is the premium turnkey investment solution for the savvy real estate investor. With over seven years investment experience in London, Ontario, GBI is well poised to offer the best return on your investment, with absolutely no risk.

GBI knows the market in London.

An ever-growing city with a "hot" market, opportunities for investment in London are affordable, high quality, and stable. There is a high upside for the London property market over the next 10 to 15 years.



Making Your Investment Choice an Easy One

INVEST
WITH CONFIDENCE

The opportunity to invest with GBI is like no other. From deep market research to property management, GBI has spent over a decade researching and refining the investment process for savvy investors. We have truly become forerunners in the industry, and our homes, service, and exceptional performance speak for themselves. GBI offers a turnkey investment that delivers over 12% rates of return every year.

Invest with Confidence

1

HASSLE FREE INVESTING

With a proven track record of over 95% occupancy, GBI has proven to be a preferred choice for rental management. From marketing your property, to processing applications and collecting rent, GBI offers hassle-free investment opportunities for you, with no risk.

2

EXPERTLY MANAGED FROM A TO Z

GBI offers comprehensive and exceptional service to both owners and tenants. With over 10 years experience in property management, GBI has a deep rooted understanding of how to foster a safe and welcoming living environment for tenants, while providing owners with first class property management services. Sit back and relax while your investment works for you.

3

UPGRADED PROPERTIES

GBI takes the time and effort to improve properties with modern renovations, infrastructure improvements, and contemporary lifestyles. This attracts higher quality tenants, and ensures a higher resale value.



4

STRONG RENTAL MARKET

GBI is targeting high-growth areas in London, ideally located close to Fanshawe College, hospitals, and the downtown core. Vacancy rates in London are at an all-time low (< 1.3%).

5

DESIGNED FOR LONG TERM INVESTMENT

GBI works hard to make your investment decision an easy one. Each property held with GBI has been strategically selected, improved, and optimized for long term investment and an exceptional living experience. GBI is targeting properties in growth areas that are currently below market prices with a 5-year investment horizon.

6

PREMIUM LOCATION. PRIME INVESTMENT.

GBI is buying in the “hot” areas of London: Near Fanshawe, Downtown, East Side, Victoria Hospital, and Wortley. Improved properties in these growth areas command higher rental prices at lower costs to owners. Bus Rapid Transit and high-speed rail are on their way, and investment in London is growing.

Investing in London

GROWTH · INNOVATION · EDUCATION

London has quickly become one of the hottest real estate markets in Ontario. This city boasts increasingly steady growth in property values and rose 9% year-over-year in the second quarter of 2018. London's strong economic growth supports a positive outlook.

Reasons for the hot market have been well documented: low interest rates, a strong local economy, low unemployment and population growth. London is one of the most affordable cities in close proximity to the Greater Toronto Area and attracts baby boomers who once lived in London to return to the region.

ECONOMIC GROWTH

The City of London has established a 5 year economic action plan known as London's Community Economic Roadmap, which sets out the framework for building supportive services for businesses, retaining and further attracting a skilled work force, becoming a national center for excellence in medical innovation, establishing a rapid transit system, and creating a city ideal for entrepreneurs to call home. London is proving to be a prime city for long term real estate investing.

GEOGRAPHIC LOCATION

Located just 2 hours from Toronto and referred to as an economic engine for southwestern Ontario, London is one of Canada's largest hubs for food processing, manufacturing, life sciences, and more recently, digital creative services.

London's geographic position has made it a preferred location for manufacturing due to its vast supply of raw materials located in the surrounding area, and easy access to the 401. Many multinational companies, such as 3M, have leveraged this advantage and chosen to base their Canadian headquarters here. Maple Leaf Foods Inc. recently announced plans to build a \$660 million poultry processing facility in London, supporting huge local growth.

EMPLOYMENT GROWTH

Leading post-secondary institutions, Western University and Fanshawe College, play an important role in the local economy. With over 20,000 people working between both schools, it is a dependable anchor for employment in the city.

London's tech scene is definitely soaring. The local collegiate infrastructure in London build a foundation of exceptional technical and creative talent in the area that feed into the tech scene. With 86% of graduates from Fanshawe graduating with jobs right out of college, people have a great opportunity to grow their careers in the thriving tech scene right in London.

London is home to the London Economic Development Corp - a leading economic development agency that has helped companies like Big Viking, Big Blue Bubble, Digital Extremes, and others to grow immensely among other innovative startups in London.

The city is also home to world-class research and health science facilities, which collectively employ over 15,000 people and have forecasted their employment growth at 18% in 2019. The most notable facility is the London Health Sciences Centre - one of Canada's largest acute care teaching hospitals.

QUALITY OF LIFE

Investors, employers, and residents are drawn here for opportunities and an exceptional quality of life. London was recently reported by the Huffington Post as one of the top cities to live in Canada. London offers regional attractions like the Aeolian Hall, the Palace Theatre, the London Clay Art Centre, and, on Saturdays, various farmers' and artisans' markets which regularly attract thousands. The Western Fair is a great event that brings significant financial benefit to merchants, businesses, and residents of London during this 10 day long event. These features coupled with vast recreational opportunities support an incredible quality of life.

OVER
94%
EMPLOYMENT
RATE
(STATS CANADA)

73K
MEDIAN
INCOME
(STATS CANADA)

54%
EMPLOYMENT
RATE
(STATS CANADA)

A Diverse Economy

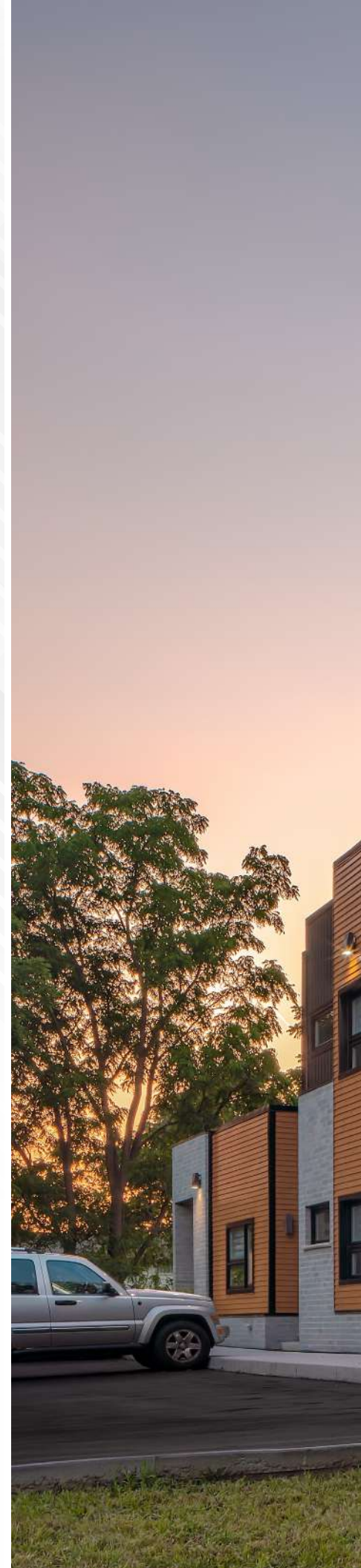
95%
**OCCUPANCY
RATE AT GBI**

56%
**POPULATION
OF YOUNG
PROFESSIONALS**
(STATS CANADA)

53%
**GROWTH IN
POST-SECONDARY
ENROLLMENT**
(IN THE PAST 15 YEARS)

98%
**OCCUPANCY FOR
LONDON RENTAL
MARKET**
(CMHC)

Aging and run-down condo living is becoming less and less desirable for next generation living. Both young professionals and those completing post-secondary education expect an increased quality of life and enhanced experiences. Given a stable source of demand and the willingness to pay, living in small detached homes is returning to be an affordable, upscale choice with the London population.





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