

INVESTING IN SIMCOE COUNTY



RANDERA
& CO.

MOHAMED RANDERA
REALTOR®

2025

www.randera.io



RANDERA & CO.

LEGAL DISCLAIMER

IMPORTANT: PLEASE READ BEFORE PROCEEDING

THIS PUBLICATION IS PROVIDED FOR INFORMATIONAL AND EDUCATIONAL PURPOSES ONLY.

THE CONTENTS HEREIN ARE NOT INTENDED AS FINANCIAL ADVICE,
INVESTMENT RECOMMENDATIONS,
OR GUARANTEED STRATEGIES.

CRITICAL RISK ACKNOWLEDGMENTS:

INVESTMENT RISKS
ALL REAL ESTATE INVESTMENTS CARRY INHERENT FINANCIAL RISKS
PAST PERFORMANCE DOES NOT GUARANTEE FUTURE RESULTS
POTENTIAL FOR COMPLETE LOSS OF INVESTED CAPITAL

NO WARRANTY OF ACCURACY
INFORMATION IS PROVIDED "AS IS"
NO GUARANTEE OF COMPLETENESS OR ACCURACY
AUTHORS AND PUBLISHERS DISCLAIM ALL WARRANTIES

LIMITATION OF LIABILITY
THE AUTHORS AND PUBLISHERS SHALL NOT BE LIABLE FOR:
DIRECT OR INDIRECT FINANCIAL LOSSES
INVESTMENT DECISIONS BASED ON THIS PUBLICATION
CONSEQUENTIAL OR INCIDENTAL DAMAGES

PROFESSIONAL CONSULTATION
STRONGLY RECOMMENDED:
CONSULT LICENSED FINANCIAL ADVISORS AND/OR REAL ESTATE
PROFESSIONALS
CONDUCT INDEPENDENT DUE DILIGENCE
VERIFY ALL INFORMATION INDEPENDENTLY

PERSONAL RESPONSIBILITY
BY ACCESSING OR READING THIS PUBLICATION, YOU ACKNOWLEDGE:
FULL PERSONAL RESPONSIBILITY FOR INVESTMENT DECISIONS
UNDERSTANDING OF POTENTIAL FINANCIAL RISKS
WAIVER OF CLAIMS AGAINST AUTHORS/PUBLISHERS

CONTINUED READING CONSTITUTES ACCEPTANCE OF THESE TERMS

TABLE OF CONTENTS

The Investment Landscape

Universities – Knowledge Economy Catalyst

Hospitals – Healthcare's Real Estate Catalyst

Employment Hubs – Economic Engines



www.randera.io

THE INVESTMENT LANDSCAPE

Simcoe County's real estate market is undergoing a significant transformation, reflecting broader trends in modern investment strategies. The county's unique blend of urban centers, suburban communities, and rural landscapes presents a diverse range of opportunities for investors who understand the evolving nature of this market.

While traditional factors like location and property condition remain important, Simcoe County's real estate market now demands a more sophisticated approach:

Holistic Ecosystem Analysis

- Considering the interplay between Barrie, Orillia, Collingwood, Midland, and other key areas within the county.
- Evaluating the impact of proximity to the Greater Toronto Area on market dynamics.



Multi-Dimensional Value Evaluation

- Assessing properties beyond their physical attributes, considering their potential in the context of Simcoe County's growing economy and changing demographics.

The Three Pillars of Strategic Investment in Simcoe County

1. Education – Knowledge Economy Catalyst
2. Hospitals – Healthcare's Real Estate Catalyst
3. Employment Hubs: Economic Engines



EDUCATION - KNOWLEDGE ECONOMY CATALYST



The Student Housing Gold Mine

Universities and colleges are your secret weapon in real estate investing. In Simcoe County, we're looking at two key players: Georgian College's numerous locations and Lakehead University's Orillia campus.

Student Population Dynamics:

- Georgian College total enrollment: Approximately 12,000 students
- Lakehead University Orillia Campus: Around 1,000 students
- 6,300 international students from 86 countries at Georgian College

Why Student Housing Rocks:

1. Consistent Demand
2. Predictable Rent Cycles
3. Occupancy rates: 85-90%

Student Housing Costs

- For students, private room rentals range from \$500 to \$1,000 per month
- Shared room rentals for students average between \$400 to \$600 per month

Student Preferences

- Students value proximity to campus, employment opportunities, and transit service



HOSPITALS - HEALTHCARE'S REAL ESTATE CATALYST

20%

of the population
in Simcoe County
is 65 years and
over

3500

Staff employed at
Royal Victoria
Hospital in Barrie

Simcoe County presents a unique real estate investment landscape, particularly for properties targeting two critical demographics: seniors and healthcare professionals. With 20% of the population aged 65 and over—a group that has grown by an impressive 75% between 2006 and 2021—the region offers a compelling market for strategic real estate investments.

The Royal Victoria Regional Health Centre (RVH) in Barrie stands as the region's healthcare cornerstone, employing over 3,500 staff and 470 physicians. This massive healthcare infrastructure creates a robust ecosystem for targeted real estate investments. The county's healthcare facilities, including Orillia Soldiers' Memorial Hospital, Collingwood General and Marine Hospital, and Stevenson Memorial Hospital in Alliston, further strengthen this opportunity.

Seniors

Seniors represent the holy grail of rental tenants, bringing decades of financial discipline and stability to the housing market. With guaranteed pension incomes and a lifetime of accumulated wealth, they approach renting with a meticulous, conservative mindset.

Key Senior Tenant Advantages:

- Guaranteed pension income
- Minimal financial volatility
- Meticulous property maintenance
- Long-term lease potential

Healthcare Workers

Healthcare workers offer a complementary tenant profile. Employed in a recession-resistant industry, they bring steady incomes, professional reliability, and a commitment to contractual obligations.

Professional Tenant Characteristics:

- Steady employment
- Higher than average salaries
- Strong work ethic
- Predictable lifestyle



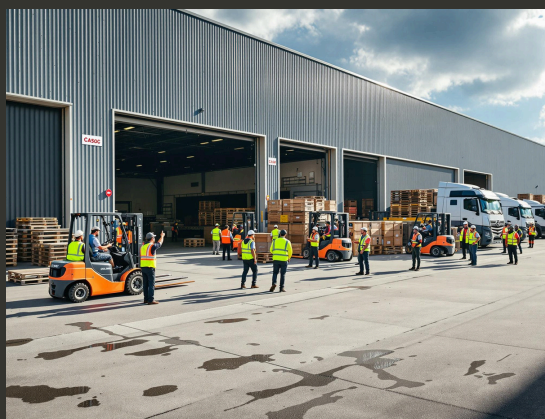
www.randera.io

EMPLOYMENT HUBS: ECONOMIC ENGINES

Simcoe County's economic vitality creates a robust foundation for strategic real estate investments. Unlike traditional investment approaches that chase trends, smart investors understand that employment clusters are the true drivers of sustainable property value.

Key Economic Anchors:

- Honda Manufacturing in Alliston
- Emerging tech corridors in Barrie
- Tourism infrastructure around Georgian Bay
- Healthcare and educational institutions
- Companies tapped into the Health & Life Sciences supply chain
- Globally competitive businesses in defense and security sectors
- Agribusiness
- Advanced Manufacturing



Major Employers:

- City of Barrie
- Georgian College
- Royal Victoria Regional Health Centre
- Loblaw Companies Ltd.
- Walmart Canada
- Baxter International
- Napoleon Products

Infrastructure & Investment

- The county is advocating for infrastructure improvements to support business competitiveness
- Significant investments, like Honda's \$15 billion commitment to electric vehicle production, are creating ripple effects in the local economy



Whether you're considering an investment near key growth catalysts like universities, hospitals, or employment hubs, your investment strategy should be carefully tailored to your goals. Let's sit down and explore how our data-driven approach to real estate investment can help you identify opportunities in high-growth areas and build a portfolio aligned with your long-term objectives

MOHAMED RANDERA
REALTOR® , BA (HONS), MA

📞 416 768 4303

✉️ hello@randera.io

🌐 www.randera.io



RANDERA
& CO.

www.randera.io