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Subject: **Does Snow Make Everything OK?**
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Alberta Oil Sands Investment Real Estate News®

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Dear Friends and Partners,

Does snow make everything ok? Remember the first heavy snowfall of the year. You're out walking with warm mitten clad hands, toasty boots and a gut full of cocoa or perhaps a nice cognac for those so inclined. As you walk you can hear the crunch-crunch-crunch of snow underfoot.

You look around everything appears clean and pretty. Even the broken down house on the corner looks better, the garbage in the yard hidden away by the cover of a dreamy blanket.

If you live in B.C., it rains the next day and all the crud comes back up to the surface and looks twice as bad as it did before. Maybe the rain made it dirty, or maybe on some level you feel betrayed by the sudden and uncontrollable image shift.

Either way it is just snow and a dirty yard. If my mom were out walking, which is pretty unlikely as she hates the cold, she'd just see snow and hate it for what it is. That's because she likes the hot South African sun and can't relate to our Canadian winters.

But, it is all perspective. Especially in the current real estate and rental market.

That brings me back round to that broken down house. If you want to sell it or rent it, you need to make it warm and inviting. Tidy it up until it shines and find a way to add value to it - for both the prospective tenant or buyer. There are a lot of listings on the market now and tenants have a pick of the best and challenge landlords to lower the rents - which many feel forced to do.

When you look at that same paint peeling, rotten fenced, broken windowed home from an investors perspective - you can see opportunity. An opportunity to help a seller, and possibly a tenant, find a place to live in once you have done the needed repairs to turn that house into a home.

I guess I answered my own question. Snow can make a dirty house clean and you can make a crappy house a home with the right attitude and ability to see what *can be* instead of what sometimes is.

Now, if I could only find a way to make my mom think snow is great...

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Central Edmonton: Cashflowing Queen Mary Park Suited Bungalow In High Growth Area

Turbo charge your portfolio. Stylish 4 bedroom 2 bath suited home has over 1195 sq ft of rental space plus a single detached garage. The pictures show the detail and care that went into remodeling this home. Separate entry 1 bedroom + den suite pulls in extra cash flow.

Comes complete with great tenants making this a totally turn-key property for you. Convenient downtown area with easy access to the new Ring Road and refinery row. Excellent neighborhood and HUGE upside potential due to the great purchase price, strong economic fundamentals and the proximity of this home in relation to Edmonton's revitalized core.

Produces \$165 positive cash flow per month using an investor's mortgage plan - taking advantage of current low rates.

Poised for massive growth. This home rents for top dollar and has everything arranged, including financing structure and incredible tenants. Your investment includes: financial analysis, professional inspection, insurance, financing set-up, legal fees, basic accounting, reserve fund, CMA, bi-annual statements, strategic market planning to ensure successful entry and exit, plus much more!

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Your pre-tax Total ROI is 78% or 16% per year. + \$165 Cash Flow in Your Pocket Every Month**

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-Please remember: All investments carry RISK. Be sure to seek your own independent legal advice-

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Flow Of Jobs, Royalties Seen As Alberta Stakes CO2 'Trunk Line'

By Dave Cooper, Edmonton Journal. November 25, 2009

EDMONTON — Thousands of jobs, \$15 billion in additional royalties from oil produced from depleted reservoirs and world-class expertise in carbon dioxide capture and storage (CCS) technologies were touted as the prize for the province, which Tuesday agreed to pay \$495 million over 15 years toward the Alberta Carbon Trunk Line. [GRAB THIS ARTICLE](#)

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Alberta Homebuyers Return

By Marty Hope, Calgary Herald. November 21, 2009

New home buyers from Grande Prairie to Lethbridge are jumping back into the ownership market, despite the fact recessionary clouds are still hovering. Favourable conditions in recent months--including low mortgage rates, inventory reductions and price stabilization--have allowed potential homebuyers in Alberta and across the Prairies to re-enter the market, says Lai Sing Louie, Prairie region economist for Canada Mortgage and Housing Corp. [READ MORE HERE](#)

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Oil Sands Hysteria Only Confuses Climate Debate

November 29, 2009. Ed Stelmach, The Star

I noted with interest the outlandish comments made by Al Gore suggesting greenhouse gas emissions from Alberta's oil sands threaten

our survival. A realistic and reasonable discussion about oil-sands development must be based on fact. Sadly, Gore's doomsday assertions about an industry that makes up less than one-tenth of 1 per cent of the world's greenhouse gas emissions are neither realistic, reasonable nor factual. **FOLLOW THIS STORY**

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As the end of the year draws nearer there is a palpable increase in optimism looking forward to 2010 and beyond. We'll see the market heat up with all the big plans onboard for Edmonton and Alberta. Although, I don't think we'll really get cooking until 2011, it makes all that more sense to build up your portfolio now.

Many will wait until they see the economy in full recovery while the smart money continues to pick up the deals now.

Remember the early bird gets the biggest R.O.I!

"It is not how much you do, but how much love you put in the doing." - Unknown

I appreciate all your calls and emails. I'm looking forward to helping you put together your next deal.

Thank you,

Todd and Danielle Millar-

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P.S. Stay ahead by checking out Danielle's daily blog at [Edmonton Real Estate Investor](#) for all your cutting edge market news and information.

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