

From: Glenn Simon Inc. <newsletter@glennsimoninc.com >
Subject: **Edmonton Continues To Rock**
Date: May 15, 2009 1:22:29 PM JST
To: info@glennsimoninc.com



Call Toll Free 1-888-780-5940



Alberta Oil Sands Investment Real Estate News®

Glenn Simon Inc., 102-10171 Saskatchewan Drive, Edmonton, Alberta, Canada. Tel. 1-888-780-5940
Glenn Simon Inc., 1 -11 -2 Yayoi, Utsunomiya, Tochigi, Japan. Tel. 028-638-4155
www.glennsimoninc.com email: info@glennsimoninc.com

May 15th., 2009
Volume 6, Issue 2

Dear Friends and Partners,

With the the hint of warmer weather and a couple of dead cat bounces, market sentiment seems up. I'd say that for Edmonton real estate it is a combination of the increasingly lower prime rates; soon banks will be stuffing dollars into our pockets. And the cyclical lift that spring/summer bring to home listings and sales.

Folks that have been waiting to buy are now cautiously dipping a toe or two testing the waters. Is it a good time to buy? Yes, of course it is - whenever you buy for cashflow in a fundamentally strong area, it is a good thing.

Did you know that CMHC has even backed mortgages for commercial multi-family apartment buildings for as low as 3.45% for a 35 year amortization? Incredible... **CASH FLOW cash flow CASH FLOW!**

=====

South West Edmonton: Cashflowing Millwood's Suited Bungalow In High Growth Area

Turbo charge your portfolio. Stylish 5 bedroom 2.5 bath suited home has over 1160 sq ft of rental space plus a double detached garage. The pictures show the detail and care that went into remodeling this home. Separate 2 bedroom in-law suite pulls in extra cash flow.

Comes complete with great tenants making this a totally turn-key property for you. Convenient area with nearby access to the new Ring Road and access to refinery row. Excellent neighborhood and **HUGE** upside potential due to the great purchase price, strong

economic fundamentals and the mature area of Edmonton's South West neighborhoods.

Produces \$313 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!

Purchase price: \$310K Total Investment: \$96.5K. Your Estimated 5 Year Profit \$49.3K.
Your pre-tax Total ROI is 51% or 10% per year. + \$312 Cash Flow in Your Pocket Every Month

"Get into action and realize secure, long-term profits"

Already producing a great RETURN. Visit [HERE](#) for the full FEATURE sheet and call 1-888-780-5940 to get started.

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

=====

Busy Concert Schedule Gives No Hint of Slumping Economy Edmonton fans still willing to pay top dollar for best seats

By Sandra Sperounes, The Edmonton Journal May 9, 2009

Recession, what recession? Take a look at Edmonton's concert schedule and you won't find too many signs of a beleaguered economy. Brett Fraser of Rexall Place says the venue is on track to host 47 concerts this year -- the same as 2008.

"We are an anchor for Western Canada as far as tours go and they're willing to make their way here," he says. "We're not going to miss any of the big shows. We're going to be busy in the summer. The creme de la creme is coming to Edmonton in '09.

[READ FULL STORY](#)

=====

Mayor Sees Brighter Side of The Downturn Claims recession will help city catch up with boom

Jeff Cummings, Metro Edmonton. May 11, 2009

The global recession could be a good dose of much-needed medicine for Edmonton — a city that was once hit hard by Alberta's recent boom as it struggled to keep up with growth pressures, suggests Mayor Stephen Mandel during a one-on-one interview with Metro. [GRAB THIS ARTICLE](#)

=====

Here's the updated April 2009 Report on Inventory of Major Projects in Alberta

Total Value of All Projects: \$234B (\$87B on hold). Now, those are solid numbers. [OPEN THIS PDF.](#)

=====

It's great to see so many of you taking action and adding additional properties to your portfolios. With mortgage rates so low, it is an excellent time to build up cash flow and put another brick into the financial fortress. As always, give me a call or drop me an email I'm always available to help.

"Formal education will make you a living; self-education will make you a fortune." -Jim Rohn

Thank you,

Todd and Danielle Millar-

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.

P.P.P.S. Don't forget to visit our website and take advantage of the **Resource Tools** and product section including REIN's #1 real estate books and Quick Start homestudy sets at a discount. Get your copy of the Canadian Success Stories book and the Top Ten Investment Towns of Alberta and Ontario.



Glenn Simon Inc. INVEST NOW AND RETIRE
YOUNGER AND RICHER



Investment worries? Settle your mind. Alberta Oilsands Real Estate