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## Alberta Oil Sands Investment Real Estate News®

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February 16th, 2009  
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### *Dear Friends and Partners,*

Typically February is a 'cold and flu' month. In Japan many people will don white surgical masks as a step toward protecting themselves from viruses. This proactive form of cold prevention is called 'yobo'. It's true when you're sick you may also wear a mask as a consideration to others, to help reduce the spread of your virus.

Perhaps we should all equip ourselves with a mental mask, one that lets in the facts and filters out the negative opinions that graft insidious influence into our thinking. Stay healthy and enjoys this month's updates.

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### **North West Edmonton: Cashflowing Dunluce Town House In High Growth Area**

Turbo charge your portfolio. Stylish 3 bedroom 1.5 bath town home has over 1205 sq ft of rental space plus 2 parking stalls. This unique complex was built in 1979 and has many upgrades as well as a strong reserve fund. Your unit has new carpet and laminate added this year.

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 refinery row. Excellent neighborhood and HUGE upside potential due to the great purchase price, strong economic fundamentals and the growing expansion of Edmonton's North West neighborhoods.

Produces \$124 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: \$214K Total Investment: \$60.8K. Your Estimated 5 Year Profit \$36K.  
Your pre-tax Total ROI is 59% or 12% per year. + 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-

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### **Feedlot Manure Reborn as 'Renewable' Natural Gas Brothers turn cattle waste into biogas, electricity**

Sheila Pratt, Canwest News Service  
Published: Sunday, February 15, 2009

Two huge tanks with rounded, mushroom lids loom above the snowdrifts, the first glimpse of Alberta's oddest-looking electricity plant and also its greenest. [READ FULL STORY HERE.](#)

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### **For Oil At Least, This May Not Be a '70s Rerun**

By Mark Milke, Calgary Herald  
February 1, 2009

Welcome back to the 1970s and no, it's not just your imagination. The federal Liberals are headed by an academic. Keynesian pump-priming has returned. ABBA, with the recent Meryl Streep movie, is again in vogue. The Russians are assertive circa 1979 and have invaded another country (see Georgia, last summer). Give it another month and I expect disco to roar back starting with a re-release of Saturday Night Fever on the big screen. [GRAB THIS ARTICLE.](#)

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### **Chocolate's Potential Remains Sweet: In a Down Economy**

By Kruger, Renee Marisa  
Publication: Confectioner

When economic times are rough, consumers scale back. New cars, family vacations, home improvement projects, computer equipment, season tickets, fancy clothes, jewelry, toys, CDs--these are typically some of the first expenditures to go. But it is only human nature to want to keep a few enjoyable treats. [READ MORE HERE.](#)

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Next month we'll have an overview of the presentation from Edmonton's economic minister. This presentation is down to earth and full of solid information to help yo plan for the coming 5-10-20 year cycle in Edmonton.

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.

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