

**From:** Glenn Simon Inc. <newsletter@glennsimoninc.com >  
**Subject:** Giving The Gift Of Shut Up  
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## Alberta Oil Sands Investment Real Estate News®

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December 16th., 2010  
Volume 9, Issue 5

### *Dear Friends and Partners,*

Get ready for an awesome New Year 2011 as we move forward with an investing period akin to the early 2000's. You'll see; steady economic growth, modest property prices, low mortgage rates, ample supply of residential buildings, positive in-migration and increasing rents.

These key indicators among other factors, put you in the right position to be for the next 5-7 year cycle, which will start showing momentum from 2012. If you feel the fear, challenge and uncertainty of the times, take a big chunk of Steve Chandler's advice along with you into the New Year.

This will be the first Christmas that we've had together with our Canadian family in well over 10 years, and I envision it being very special. My main goal this holiday season is to **shut up**. That's right, **shut up**.

I want to be 'in the moment' and really connect with my family and friends, and I think the way to really, truly do this is by listening to all they have to say and then some.

If your gatherings are like mine, you might find yourselves good-naturedly talking over one-another. I know I do. We all have busy, creative lives and feel the biting urge in sharing them with each other; we enjoy the banter and wit of joking together. And that'll still happen, but my goal is to really 'hear' what is going on with my loved ones this holiday season, so shutting up is what I'm going to do. (Yes, me zipping it will also be a precious gift to some family and friends ;)

Looking to do a little more? You can help a hungry family have a better holiday season by donating to CBC's 15th Annual Turkey Drive [right here](#).

*This will be your last Newsletter of 2010. Newsletters resume from January 15th, 2011. Glenn Simon Inc. will be closed for the holidays from December 23rd 2010 until January 4th, 2011. Happy Holidays!*

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### South East Edmonton: Cashflowing Legal 4-Plex Minutes To Whyte Ave.

Turbo charge your portfolio. In the slow and steady neighborhood of King Edward Park you'll find a good mix of suites in this quality 1965 built building. There are 2 X 3 bedroom suites and 2 X 2 bedroom suites with approximately 1010 sqft in each unit. Two of the suites have newer flooring and upgrading. The two upper suites suites have been upgraded and are in good condition. The building is titled as a legal 4-Plex and well located near shopping, bus routes and transportation hubs. Each unit has it's own in-suite laundry, separate meters and entrances. There are 2 X 1 car garages generating extra revenue as well.

Comes fully tenanted making this a totally turn-key property for you. Convenient South East area with easy access to transportation, Downtown and Ring Road. Working class neighborhood that is desirable for renters and potential re-salability value. HUGE upside potential due to the great purchase price, strong economic fundamentals and the proximity of this property in relation to Edmonton's trendy Whyte Ave.

Produces **\$836** positive cash flow per month using an investor's mortgage plan - taking advantage of current low rates.

Poised for massive growth. These 4 suites rent for top dollar and have 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: \$560K Total Investment: \$135K. Your Estimated 5 Year Profit \$73K. Your pre-tax Total ROI is 54% or 11% per year + \$836 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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### Stable Rents, Slimmer Pickings Seen For City Tenants

By Bill Mah, Edmonton Journal. December 10th, 2010

Finding an apartment to rent in Edmonton is expected to get a little tougher next year when the vacancy rate is forecast to slip and rents are expected to creep up. The vacancy rate for rental apartments will drop to about 3.5 per cent by the fall of 2011 as the economy improves, Canada Mortgage and Housing Corp. said Thursday. [GRAB THIS ARTICLE](#)

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### Enough Boom, Bust - RBC Sees Steady Growth Ahead

By Derek Amba, Financial Post. December 15th, 2010.

OTTAWA — Despite the aura of anxiety that surrounds Canada's economy as of late, a new forecast shows the economy seeing a level of sustained growth not seen in years.

RBC Economics on Tuesday issued a report predicting the country's gross domestic product would finish 2010 with an expansion of 3.1%. That's expected to be followed by growth of 3.2% in 2011 and 3.1% in 2012. [READ THE FULL STORY](#)

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### Bank Of Canada Maintains Key Lending Rate at 1%

AFP American Edition, December 9th, 2010

The central bank on Tuesday maintained its key lending rate at 1.0 percent as the economic recovery faltered in the second half of the year. [FOLLOW HERE](#)

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### Alberta Students World Class in Reading, Math and Science

By Sarah O'Donnel, Edmonton Journal. December 8th, 2010

EDMONTON — Alberta's 15-year-olds ranked among the best in the world on an international test examining reading, mathematical and scientific literacy. The 2009 Programme for International Student Assessment, known as PISA, is administered by the Organization for Economic Co-operation and Development. About 2,900 randomly selected Alberta students wrote the test. [READ MORE](#)

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I appreciate all your calls and emails. I'm looking forward to helping you with your next step towards building real wealth.

Your success continues TODAY, let me help you build upon it.

*"Be always at war with your vices, at peace with your neighbors, and let each year find you a better man." -Benjamin Franklin*

**Have a wonderful Holiday Season. Thank you for allowing us to serve you for the past 8 years and counting!**

Warmest Regards,

Todd and Danielle Millar

**===SPECIAL NOTICE: NO CASH, BUT GOOD CREDIT? CALL US TODAY TO LEARN HOW YOU CAN OWN INVESTMENT PROPERTY===**

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.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 2010 Top Ten Investment Towns of Alberta and Ontario.

