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Edmonton Alberta Oil Sands Real Estate Investment Experts

## Alberta Oil Sands Investment Real Estate News®

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July 1st, 2009  
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### *Dear Friends and Partners,*

Here we are already in July with six months until 2010. What a milestone that is. I remember buying some of my first investment properties back East, New Year's spent under the full moon in Thailand and nearly a decade of Japanese life. 2010 will bring the winter Olympics to Vancouver and perhaps optimism to a new decade.

You may have already read this, but it is worthy of a reprint with a small clarification. These media quotes were taken to illustrate the cycles of real estate, not to say that it never bottoms out.

There are up and down cycles and we're still smack in the middle of a down/stabilizing trend. The point is that the market WILL rebound and not to be paralyzed by media headlines.

For the Past 60 years, economists, Wall Street Analysts, and other supposed financial experts have predicted the end of Real Estate Appreciation. Take a quick trip through their far-off-the-mark forecast from years gone by:

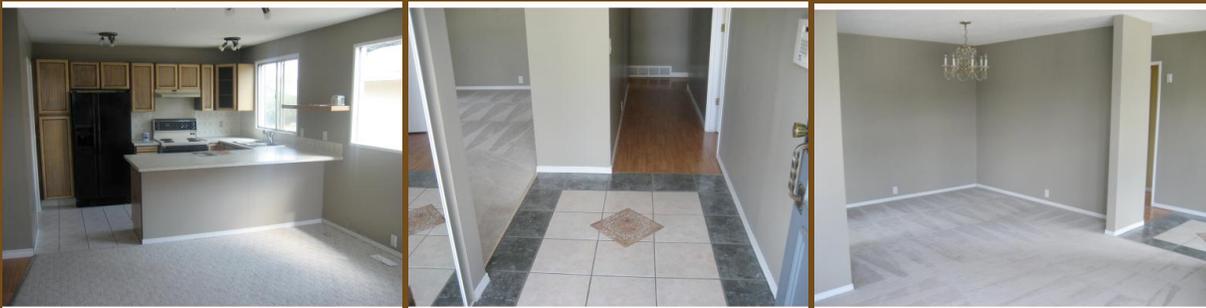
- "The prices of houses seem to have reached a plateau, and there is reasonable expectancy that prices will decline." (Time, December 1, 1947)
- "Houses cost too much for the mass market. Today's average price is around \$8,000... out of reach for two-thirds of all buyers." (Science Digest, April 1948)

- "The goal of owning a home seems to be getting beyond the reach of more and more Americans. The typical new house today costs \$28,000." (Business Week, September 4, 1969)
- "The era of easy profits in real estate may be drawing to a close," (Money, January 1961)
- "Most economists agree... [a home] will become little more than a roof and a tax deduction, certainly not the lucrative investment it was through much of the 1980s." (Money, April 1986)
- "The baby boomers are all housed now. They are being followed by the baby bust. By 2005, real housing prices will sit 40 percent below where they are today." (Harvard economist Gregory Mankiw, "The Baby Boom, the Baby Bust, and the Coming Collapse of Housing Prices," Journal of Regional Economics, Fall 1989)
- "A home is where the bad investment is... (San Francisco Examiner, November 17, 1996)
- "But the real question is, how will [housing prices] look longer term? As I've said in the past, I do not think that housing values will be higher five to ten years from now." (Yale economist Robert Shiller, quoted in Newsweek, January 27, 2005)

Some will see light where others see darkness. As I look ahead over the next 6 month's plan and toward a decade of new goals the one constant is change.

George Carlin: *Some people see the glass half full. Others see it half empty. I see a glass that's twice as big as it needs to be. And pessimists see it this way.*

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### West Edmonton: Cashflowing Aldergrove Suited Bungalow In High Growth Area

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

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### **Economic Recovery Close But Not Here Yet: Reports**

By Derek Abma and Kim Covert, Financial Post

June 18, 2009

OTTAWA – New glimmers of light are appearing at the end of the recession tunnel, but it might still be a rough ride before we're all the way through. On Wednesday, two more forecasters called for an end this year to the economic downturn in Canada, but they also warned that the recovery is not here yet and that risks remain for growth to unfold as expected. [READ MORE.](#)

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### **11 Ways of Staying Focused**

By Dave Cheong

Each of us have our busy lives and in this world of constant distractions, how can we stay focused on our goals? This article discusses several techniques I have found to work. [GRAB THIS ARTICLE.](#)

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### **Rebound Forecast for Alberta But Economy Faces 2.4% Decline This Year**

Canwest News Service June 26, 2009

"Energy prices and the global economy combined to slow Alberta for now, but they could soon help lift it out of the doldrums and make it the Canadian growth champion again." [FOLLOW THIS STORY.](#)

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For those of you that missed REIN's Canadian Economic Summit it was a fantastic event. Presenters included the nation's best economists, mortgage brokers as well as seasoned investors. You can [listen here for a 15 minute outline](#) of the event and glean a few very specific nuggets on the Edmonton market.

This is one of the best markets we've had in a longtime. Don't sit around and watch it rush by... get into action and add some cash flow to your month.

*"Take care of the minutes, for the hours will take care of themselves." -Lord Chesterfield*

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-

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.



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