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Edmonton Alberta Oil Sands Real Estate Investment Experts

Alberta Oil Sands Investment Real Estate News®

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Dear Friends and Partners,

Happy New Year!

Are you back in the swing of things after the holiday break? I know I am. For me the first part of the year is dedicated to 'clean up' and that means getting the big and ugly jobs underway and cleaned up to make way for new plans, systems and fine tuning.

In December, Edmonton had a typically slow month for home sales with prices dipping slightly lower than November by about \$10K. Meaning that it is a relatively poor time to sell, but a great time to buy. 4-Units and up in size will remain the sweet spot this year and there are several good ones coming up, for smaller investors suited half duplexes will also offer great returns.

I see 2011 as a slow and steady year that will lay a solid foundation for increased growth from 2012 onward - in other-words, a great time to start picking up more property. Lower prices, low rates and an increase in jobs that will bring more renters, bodes well.

What do you see for 2011 - why not add your comments to Danielle's blog spot at [Edmonton Real Estate Investor?](#)



West Central, Edmonton: Cashflowing Four-Plex In Queen Mary Park

Turbo charge your portfolio. Upgraded character 4-plex with separate entrances. There are two 3 bedroom upper suites with 1200 sqft each and private upper entry, coved ceilings and newer carpet. The two lower 1 bedroom suites have approximately 800 sqft.+ each private rear entry through landscaped, fenced yard. Tenants love the location with access to UOA, Grant MacEwan, hospital and transit. There have been many recent upgrades including new hot water tank and roof. There is also an oversized double detached garage generating extra revenue. These pictures show the detail and care that went into building this home.

Comes complete with great tenants making this a totally turn-key property for you. Convenient West Central area with easy access to LRT, Downtown and Yellow Head Highway. Excellent neighborhood that demands high resale value and rents. HUGE upside potential due to the great purchase price, strong economic fundamentals and the proximity of this home in relation to Edmonton's mature core.

Produces **\$769** 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: \$565K Total Investment: \$127K. Your Estimated 5 Year Profit \$84K. Your pre-tax Total ROI is 66% or 13% per year + \$769 Cash Flow in Your Pocket Every Month

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

Already producing a great RETURN. Visit [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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Alberta To Lead Canada's Economic Recovery, Premier Says

Josh Wingrove, Globe and Mail. January 2nd, 2011

Alberta is poised for an economic recovery that will drive it to a surplus faster than any other province, but leave it with yet another labour shortage, Premier Ed Stelmach says.

Speaking in an interview with The Globe and Mail, the Premier also said the province's rebounding oil industry will have to improve its environmental performance, and suggested Alberta can make its oil sands crude less carbon-intensive than conventional oil - a tall order. [READ THE FULL STORY](#)

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Optimism Riding High In Alberta Oilpatch 2011 Seen As Largest Year Ever For Drilling

By Dan Healing, Calgary Herald. January 3rd 2011

Nearly 12,000 oil and gas wells have been drilled in Western Canada in 2010, the second-weakest number of the past decade, but still representing a 30 per cent rebound over 2009.

Oil and gas activity is expected to continue to grow this year, observers say, a bellwether of better economic times especially for rural Alberta, where many of the thousands of oilpatch workers reside and where dozens of oilfield services companies buy meals and rent hotel rooms. [GRAB THIS ARTICLE](#)

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New Labour Crunch Expected Some Alberta Cities Already Close To Full Employment, Chamber Warns

By Bill Mah, Edmonton Journal. January 8th, 2011

Alberta isn't far away from a labour shortage worse than the one it suffered during the last boom, says the head of a provincial business group.

Figures released Friday show the province's unemployment rate ended the year on a steady note at 5.6 per cent in December, unchanged from the previous month, Statistics Canada reported Friday. [READ MORE HERE](#)

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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.

"What lies behind us and what lies before us are tiny matters compared to what lies within us." -Walt Emerson

Warm 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 2011 Top Ten Investment Towns of Alberta and Ontario.

