

**From:** Glenn Simon Inc. <newsletter@glennsimoninc.com >  
**Subject:** Crisis Of The Mind  
**Date:** March 16, 2009 12:59:28 PM JST  
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## Alberta Oil Sands Investment Real Estate News®

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March 16th., 2009  
Volume 5, Issue 8

**Dear Friends and Partners,**

Interesting times. As I've talked about in earlier newsletters, this year and into next will be the Good news, Bad news routine. Until we (Canadians, Americans, consumers...) can make up our collective minds as to whether the economy is crashing or recovering we'll fluctuate from elation to despair.

I read an interesting article about the psychology of the Japanese economy called 'Crisis of the Mind'. In a nutshell it is a change of thinking and implementation of new ideas that will decide how long or short, deep or shallow the current 'correction' will last.

Below I added an article titled 'Alberta To Shed Thousands of Jobs' - pretty scary title, but if you read the article you'll see that the Alberta unemployment rate is actually below 5% which is incredibly low! Compare that with many European countries to get a sense of what is truly real. 5% unemployment rate is hardly indicative of a 'severe' recession.

And - look at the mortgage rates - lowest mortgage rates in Canadian history. These are fantastically strong buying signals, time to take advantage of whether it be an investment property or residence in a Top 10 City.

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### North East Edmonton: Cashflowing Casselman Suited Bungalow In High Growth Area

Turbo charge your portfolio. Stylish 4 bedroom 2 bath suited home has over 1135 sq ft of rental space plus a double detached garage. The pictures show the detail and care that went into remodeling this home. Separate self contained 1 bedroom 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 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 East neighborhoods.

Produces \$235 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: \$350K Total Investment: \$97.5K. Your Estimated 5 Year Profit \$59K.**  
**Your pre-tax Total ROI is 61% 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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### **Bank of Canada Cuts Rate to Lowest Ever, Says Extraordinary Action Possible**

By The Canadian Press  
Published: March 03, 2009 11:47 AM

OTTAWA — The Bank of Canada slashed its key short-term interest rate almost as low as it can go Tuesday and said it may need to resort to extraordinary measures to rescue the economy from a recession that is deeper than previously believed.

The central bank did what most private-sector economists had advised, cutting the trend-setting overnight rate half a percentage point to an all-time low of 0.5 per cent. [READ FULL ARTICLE](#)

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### **Alberta Shed Thousands of Jobs Last Month**

CBC News  
Friday, March 13, 2009

Albertans are grappling with a larger than expected loss of jobs last month, with thousands of people in the province out of work. Only Ontario shed more jobs in February than the once-booming province of Alberta, which lost 23,700 jobs. That meant a full percentage point jump in Alberta's unemployment from 4.4 per cent to 5.4 per cent. [GRAB THIS STORY](#)

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### **Despite Widespread Layoffs, Some Companies Still Hiring in this Recession**

The Canadian Press, Mar 8, 2009

Job postings are a rare sight in a recession but experts say there is still work to be found in this rising sea of layoffs if you have the right skills and know where to look. Even as Statistics Canada is set to report another expected jump in Canada's February unemployment rate Friday - up from 7.2 per cent at the end of January - some job categories are proving more immune to the fallout. [READ MORE](#)

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Opportunities abound. I hope that you were able to take part in REIN's ACRE event in Vancouver the week before last. If you missed it and you live in Ontario, you can check it out April 18th and 19th details [here](#). For everyone in Japan, we will be hosting an event this summer and fall as well - details to follow.

Have a fantastic Spring!

*"It is only the farmer who faithfully plants seeds in the Spring, who reaps a harvest in the Autumn." -BC Forbes*

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.

☞ REIN's ACRE Investment Event will be held in Ontario on April 18th and 19th. Get your discounted tickets [HERE](#).



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