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Call Toll Free 1-888-780-5940



## Alberta Oil Sands Investment Real Estate News®

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*Dear Friends and Partners,*

Snow in June, well almost. That was the name of a famous TV show in Japan too. These sudden changes in the Alberta weather keep you on your toes.

How about the changing market? Well, lots of action lately with multi-units being snapped up within days of being listed. There is a lot of pent up demand from both new and seasoned investors looking for the deals. One of the main reasons is the shift in attitude - folks are feeling more confident. And with confidence, comes improvement in the economy. But beyond there being just an attitudinal driver, you can start to see some of the projects coming back on track.

I know of one \$26M gas project that ground is breaking on next month... and thats 2 hours outside of Edmonton.

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**North Central Edmonton: Cashflowing Tri-Plex In The Mature Area of Prince Charles**

Turbo charge your portfolio. Stylish 6 bedroom 3 bath Tri-Plex. There is one 1100 sqft 3 bedroom upper suite featuring gleaming stained bamboo flooring and bay windows. Separate entry to the two lower suites leads down to an 800 sqft 2 bedroom with plenty

of windows and hardwood. The other 700 sqft suite is fully furnished and very stylish. The suites are legal, conforming and have passed safe housing. There is individual laundry up, and shared down. 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 North Central area with easy access to LRT, Downtown and Ring Road. 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 vibrant NW center.

Produces **\$210** positive cash flow per month using an investor's mortgage plan - taking advantage of current low rates.

Poised for massive growth. These 3 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: \$415K Total Investment: \$92.6K. Your Estimated 5 Year Profit \$51K. Your pre-tax Total ROI is 55% or 11% per year + \$210 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.

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

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

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### **Edmonton Prices To Jump: Report**

By FRANK LANDRY, Edmonton Sun. May 19, 2010

Now might be a good time to start looking for that home. Resale home prices are expected to jump next year to levels not seen since the 2007 boom, the Canada Mortgage and Housing Corp. says in its latest housing market outlook for Edmonton.

The average home is expected to sell for \$333,000 this year, a spike of nearly 4% from 2009. Home values are expected to increase another 3.6% in 2010, when the average property will fetch a record \$345,000, says the federal government agency. **GRAB THIS STORY**

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### **Alberta Oilsands Become Largest U.S. Supplier of Crude in 2010: Report 2010 will mark the first time oilsands production will account for the lion's share of U.S. imports of petroleum and refined products**

By Shaun Polczer, Calgary Herald May 19, 2010

If the oilsands were a country, they would be the largest source of crude oil to the United States, according to a new report by a leading American energy think-tank.

Canada has long been a top oil supplier to its southern neighbour, but 2010 will mark the first time oilsands production will account for the lion's share of U.S. imports of petroleum and refined products, according to the report prepared by Massachusettsbased Cambridge Energy Research Associates. Oilsands could eventually account for 20 to 36 per cent of U.S. supply by 2030, the report notes. **READ FULL ARTICLE**

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### **Stop Knocking Oilsands, Quebec Told. Wealth For Canada**

Nicolas Van Praet, Financial Post. Published: Tuesday, May 18, 2010

MONTREAL - The former head of Quebec's largest employer group says the province has to bury its criticism of Alberta's oil sands because much of it is based on myths and ignores the fact that the resource generates wealth for all of Canada. **FOLLOW 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.

The time IS now...

"Waiting is painful. Forgetting is painful. But not knowing which to do is the worse kind of suffering." -Paulo Coelho

Kind Regards,

Todd and Danielle Millar

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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. Find out what you need to know to invest on your own. [Join REIN's ACRE Event LIVE June 12th and 13th in Vancouver](#). This event always sells out. Get your discounted tickets NOW.

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 2010 Top Ten Investment Towns of Alberta and Ontario.

