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Alberta Oil Sands Investment Real Estate News®

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Dear Friends and Partners,

I trust that you're enjoying your summer as much as I am. It is turning out to be a busy one as we take advantage of the long days to get the most out of renovating and upgrading units. You'll see a lot of home repair specials at stores like Rona and Home Depot now.

Danielle bought a very economical, high efficiency, low flush toilet for only \$119 for a basement suite. It worked out cheaper (this time) to buy the toilet on special, rather than using the contractor discount that we have. Wait a little longer and you'll start to see all the specials on BBQs and lawn furniture too.

We're in the process of upgrading a newly acquired 4-Plex in the Prince Rupert area. One of the first jobs is to switch out the galvanized pipe to PEX tubing. You're probably thinking that that is a costly job, and you're right. But you know something? Having to do some larger repairs is actually a good thing, especially when negotiating a deal. If you are sharp with your numbers and have a competent reno team in place you can turn turn-offs into turn-ons and a nice profit along the way.

I was able to negotiate a good price for the property, align my plumbers for the upgrade, improve the value of the property and reduce the cost of insurance all in a deal that others may pass on. Embrace 'problems' so that they become solutions for everyone involved.

PS: You might remember this month's feature property for a couple of Newsletters before. It has been further improved with a finished lower corridor and received a final 'pass' from Safe Housing.

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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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Money Talks Louder Than Critics' Noise

By Gary Lamphier, Edmonton Journal July 8, 2010

"The dogs may bark, but the caravan moves on," an ancient Persian proverb states.
Translation: Follow the money, not the noise.

By unveiling a \$1.5-billion deal Wednesday to acquire UTS Energy's 20-per-cent stake in the stalled Fort Hills oilsands project, Total SA has cast its vote.

It's following the growing river of cash that's flowing into Alberta's oilsands, not the noisy fulminations of oilsands critics.
[READ FULL ARTICLE](#)

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Continued Alberta Oil Sands Growth Seen

Jul 12, 2010. By Guntis Moritis, Oil and Gas Journal

Forecasts are starting to indicate a rebound in activity for developing bitumen production from the oil sands in Alberta.

Alberta's Energy Resources Conservation Board in its June 2010 update forecasts bitumen production to reach 3.2 million b/d in 2019.1 This rate is an increase from its forecast last year that saw oil sands production increasing to 2.9 million b/d in 2018. Bitumen production from the oils sands in 2009 averaged 1.49 million b/d. **GRAB THIS STORY**

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Storm Clouds Roll In Again Over The U.S.

By Gary Lamphier, Edmonton Journal July 6, 2010

EDMONTON - Since I don't have Yogi's delightful gift for malapropisms, I'll just give it to you straight: I'm getting the same sick feeling I had in early 2008, when the U.S. tumbled into its deepest recession in 70 years.

Just as Alberta's economy is rebounding, with jobless rates down, the provincial budget deficit shrinking and drilling activity up, storm clouds are again forming south of the border. [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...

"The real winners in life are the people who look at every situation with an expectation that they can make it work or make it better" -Barbara Pletcher

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 U.S. FORECLOSURE TRAINING EVENT LIVE July 23rd to 25th in Florida, USA](#). This event is hosted by Philip McKernan. 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.

