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Alberta Oil Sands Investment Real Estate News

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Dear Friends and Partners,

Depending on where you live you may be rejoicing in 'cooling' market conditions or getting an earful about how bad it *all* is. Hector Goudreau, Minister of Employment and Immigration in Alberta went across Canada this summer in hopes to attract 50,000 workers to Alberta over the next year.

The Alberta government is also attracting workers from Australia, Germany and the U.K.. So, if you know someone who is feeling the pinch of a slowing economy send them to Alberta!

Reminds me of a joke I heard the other day:

Boss: "I've decided to use humor in the office. Experts say humor eases tension, which is important in times when the work force is being trimmed.

"Knock knock."

Employee: "Who's there?"

Boss: "Not you anymore."

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You'll recognize our feature property from an earlier mail out sent a few days ago. It's such a remarkable deal though, I thought I'd show you again. Right now in Edmonton we're seeing increasing cash flow on properties when using a 25% down payment.

Here is your chance to invest in a truly 'low down deal' only \$7000 is needed for the down payment. There is a catch though and that is that you MUST qualify for 'assuming' the existing TD mortgage. It's at a great rate of 4.75% and renewal is July 2012.

It's a fairly straight forward process and I can walk you through it. Needless to say this is an excellent opportunity to own a beautiful property in a fantastic, high growth area of Edmonton.

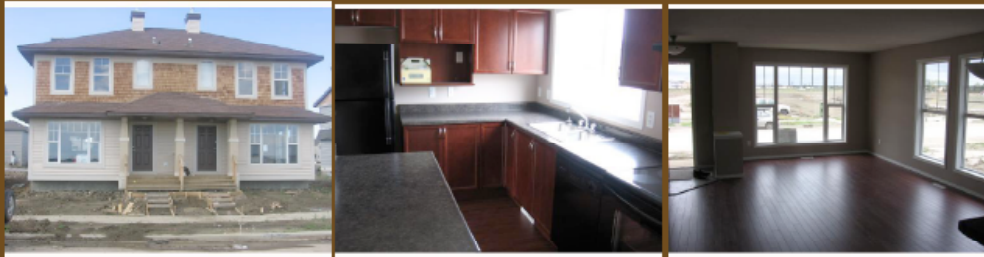
The Skinny On The Deal

- The current down payment is 2.3% of purchase price: \$7K
- \$37,256 is YOUR TOTAL investment amount including reserve fund and ALL expenses: that's 12% of purchase price
- \$52,957 is YOUR estimated pre-tax PROFIT
- 28% Per Annum estimated ROI

Facts and Details

- Quality Unit - Highly Rentable
- Excellent Growth - Great Neighborhood
- Purchase Price: \$300K
- Completely Hands Free Investment

Gorgeous 2007 Built 1223 sq ft 1/2 Duplex in SW Edmonton



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Home Sales Spike As Prices Sag With Downturn Ebbing, Buyers Flood Market That's 'Not Going to Get any Better'

Bill Mah, The Edmonton Journal
Published: Thursday, September 04

EDMONTON - Edmonton home sales surged in August by 18.6 per cent over the same month last year as the average price of a single-family detached house fell to its lowest level in 18 months, monthly statistics released Wednesday show.

Marc Perras, president of the Realtors Association of Edmonton, said the figures confirm what he's experienced in his own real estate office.

"I've been run off my feet," Perras said. "July was ridiculously busy and August has been ridiculously busy, and when it shows in the numbers, it's not just me." It's the second consecutive month that sales outperformed the same period last year. [READ FULL ARTICLE HERE](#)

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The Sands Of Peace

Published: September 06, 2008,
Jeff White, National Post

Russia's energy supplies enabled their aggression, Canada's supply could be the placating alternative
By Lawrence Solomon

"When it comes to action over Georgia, Russia has the European Union over a barrel. In fact, 1.2 million barrels. That's how much Russian crude is pumped westward every day down the Druzhba pipeline to fuel Europe's economies."

So began an article in The International Herald Tribune, one of many last week explaining why Europe — and the west — has little choice but to

sacrifice parts of Georgia, and maybe a lot more, to Russia's ambitions. [GRAB THIS STORY](#)

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Oil Waits Chance to Resume Climb

Deborah Yedlin, Calgary Herald
Published: Saturday, September 06, 2008

With oil prices losing ground for the sixth straight session -- the first time in 15 months, closing at \$106.23 US a barrel -- it's no surprise that an air of gloom has descended on the towers of downtown Calgary. [READ FULL ARTICLE](#)

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Enjoy your September and stay tuned for more news and updates in October... Including our most special investment yet!

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 new [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 new Top Ten Alberta Towns for 2008.



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