

From: Glenn Simon Inc. <newsletter@glennsimoninc.com >  
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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,*

Last week, actually about 10 days ago I went shopping. I was looking for a gift for my friend's daughter's birthday. I walked into this very stylish downtown mall and was greeted by... Christmas music!

Throughout the shops you could hear the jing-jing-jingling of the coming festive season. For a second, I was lost in thought thinking "Wow where did November go?" only to be brought back to reality when I spotted all the Halloween decorations.

That's right, Xmas music - Halloween decorations.

It pays to be prepared. I read an article today about the increasing rate of business bankruptcies in the USA. Many commercial leases were being broken as the companies went under and were unable to fulfill their contracts. But at the same time there are temporary businesses looking for quick profits during the holiday booms. One such costume rental company in Edmonton is open for 2 weeks before Halloween and for a few days after.

Savvy commercial landlords offered short term leases to opportunistic business folk who only intend on riding the seasonal wave. What a sweet marriage for the two businesses. Many seasonal companies have trouble finding space to lease for the short term and these landlords were able to solve their problems and at the same time recoup some losses.

Here are the two lessons that I gleaned from my trip to the mall.

#1 It pays to prepare. Work your plan solidly. If that means buying an investment property, get out there and start your research

now. The added knowledge will give you power when you are ready to buy.

#2 Look for solutions in would-be problems. The commercial property owners weren't happy about losing leases to bankrupt clients - but they looked at the challenge and rose to the occasion by meeting new client's needs.

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### North East Edmonton: Cash-flowing 5 BR Miller Bi-level In High Growth Area

Turbo charge your portfolio. 2001 built, functional, modern and stylish 5 bedroom 2 bathroom suited home has over 1074 sq ft of rental space plus an immaculate 2 bedroom basement suite with separate entry. Look at the quality and curb appeal of this newer home.

Comes complete with a great mortgage structure in place, you only need to qualify. This a totally turn-key property for you. Convenient area with nearby access to the new North Ring Road and walking distance to transit. Excellent neighborhood and HUGE upside potential due to the great purchase price, strong economic fundamentals and the fantastic location of this new, desirable NE area of Edmonton.

Produces \$205 positive cash flow per month using at current interest rate. Total investment less than 24% of purchase price.

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: \$329.9K Total Investment: \$78.5K Your Estimated 5 Year Profit \$45K.**  
**Your pre-tax Total ROI is 57% or 12% per year. + \$205 Cash Flow in Your Pocket Every Month**

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

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### Alberta's Economy To Rebound, Grow By 3.1% in 2010: Scotiabank

By Mario Toneguzzi, Calgary Herald. October 22, 2009

CALGARY - Alberta's economic recovery in 2010 will be bolstered by continued price appreciation for commodities, strengthening non-residential construction and buoyant infrastructure investments. In a report released today, Scotiabank said the province will likely see a 3.1 per cent growth in GDP in 2010 following a 2.5 per cent loss this year during the economic recession. [READ THE FULL STORY HERE.](#)

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### 'Relative' Prosperity Makes Alberta No. 1 In Population Growth

Bill Mah, Edmonton Journal. October 8th, 2009.

Despite mounting unemployment, a shaky economy and the ballooning provincial deficit, the grass still looks green enough in Alberta to lure thousands of newcomers who have an impact on everything from the jobless rate to the price of a home. Alberta outpaced every other province in population growth in the second quarter, from April to June, at 0.59 per cent, according to the latest Statistics Canada figures. [GRAB THIS ARTICLE.](#)

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### How Winning Real Estate Investors Avoid Fear

Todd Millar, The Detroit 10. October 24th 2009.

“Too many of us are not living our dreams because we are living our fears.” Les Brown

As I write this article the headlines in the paper are screaming bad news. Oil is up to \$147, then down to \$115, war in Afghanistan, Russia, your backyard wherever threatens us. Hurricanes, earthquakes and tidal waves all add to the turmoil. South American and Middle Eastern leaders turn on and off the oil tap at their whim, playing with the economy as they would a spoiled child. [FOLLOW HERE.](#)

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### Canada's \$779 Million Carbon Capture Plan

EDMONTON, Alberta, Oct. 16 (UPI) -- The governments of Canada and Alberta have promised \$779 million to build a carbon capture and storage facility for TransAlta, Canada's largest investor-owned power producer. In announcing the \$1.4 billion project at TransAlta's 400-megawatt coal-fired generating station near Edmonton. [READ MORE.](#)

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In a world that is always two holidays ahead, make sure your business solutions aren't Easter in December.

*"Take time to deliberate; but when the time for action arrives, stop thinking and go in."* -Napoleon Bonaparte

I appreciate all your calls and emails. I'm looking forward to helping you put together your next deal.

Thank you,

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.

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📍 REIN's A.C.R.E. System LIVE will be in Calgary November 7th and 8th. Discover ALL you need to know to successfully invest in real estate, get the bank to say YES and many other essential strategies that will change your investment life forever. Get your deeply (\$587) discounted tickets [HERE.](#)





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