

From: Glenn Simon Inc. <newsletter@glennsimoninc.com >
Subject: **Financially Frostbitten - Warm Up Today**
Date: December 2, 2010 7:00:41 AM MST (CA)
To: info@glennsimoninc.com



Call Toll Free 1-888-780-5940



Edmonton Alberta Oil Sands Real Estate Investment Experts

Alberta Oil Sands Investment Real Estate News®

Glenn Simon Inc., Suite 1217, 5328 Calgary Trail NW, Edmonton, Alberta, Canada. Tel 1-888-780-5940 Fax 1-888-276-4517
www.glennsimoninc.com email: info@glennsimoninc.com

December 1st., 2010
Volume 9, Issue 4

Dear Friends and Partners,

If you're like me, over the next few weeks you won't just be checking your Christmas list - but your goal list for '10 and '11. What works best for me is to track and measure my progress in a 90 day format, breaking goals down to weekly and daily targets. At the end of the year Danielle and I sit down and plan the New Year goals we have, both business and pleasure.

I read an interesting interview about a South African band that I like. Upon finally getting their 'big break' in the U.S., the interviewer asked the band what had happened to lead to that break? The singer replied that he'd been watching an old video where Deborah Harry of Blondie fame was being interviewed by the director, and at one point, the frustrated director snapped "Stop making these clever jokes and say something real that people can connect to emotionally."

And from that point the South African singer committed to 'connecting emotionally' with his audience and then 'got his break', which he pays credit to his new-found authenticity.

What will you be more or less of in 2011?

=====



South East Edmonton: Cashflowing Legal 4-Plex Minutes To Whyte Ave.

Turbo charge your portfolio. In the slow and steady neighborhood of King Edward Park you'll find a good mix of suites in this quality 1965 built building. There are 2 X 3 bedroom suites and 2 X 2 bedroom suites with approximately 1010 sqft in each unit. Two of the suites have newer flooring and upgrading. The two upper suites have been upgraded and are in good condition. The building is titled as a legal 4-Plex and well located near shopping, bus routes and transportation hubs. Each unit has its own in-suite laundry, separate meters and entrances. There are 2 X 1 car garages generating extra revenue as well.

Comes fully tenanted making this a totally turn-key property for you. Convenient South East area with easy access to transportation, Downtown and Ring Road. Working class neighborhood that is desirable for renters and potential re-salability value. HUGE upside potential due to the great purchase price, strong economic fundamentals and the proximity of this property in relation to Edmonton's trendy Whyte Ave.

Produces **\$836** positive cash flow per month using an investor's mortgage plan - taking advantage of current low rates.

Poised for massive growth. These 4 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: \$560K Total Investment: \$135K. Your Estimated 5 Year Profit \$73K. Your pre-tax Total ROI is 54% or 11% per year + \$836 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-

=====

Smooth Ride Ahead For Edmonton Housing Market CMHC Forecasts 2011 Will Pick Up After Slow Start

By Bill Mah, Edmonton Journal. November 10, 2010

EDMONTON — "Modest," "moderate," "stable" were all words used to describe the Edmonton housing market in 2011 at a Canada Mortgage and Housing Corp. conference Tuesday. No facet of the homes market — new, existing or rental — is expected to see dramatic gains or declines next year, according to the CMHC Housing Outlook. [READ THE FULL STORY](#)

=====

China's Billions Ready To Pour Into Oilpatch, Energy Forum Told

By Dan Healing, Postmedia News. Nov. 26th, 2010

LAKE LOUISE — Billions of dollars of Chinese investment are poised to be invested in the Canadian energy sector as it plays catch-up with the rest of the world, a business forum heard Friday.

"Chinese companies are coming out and they are looking for investment overseas," said Jiang Shan, minister counsellor of commercial affairs for the Chinese Embassy, speaking at the Bennett Jones Lake Louise World Cup Business Forum. [FOLLOW THIS ARTICLE](#)

=====

Industrial Exports Trump Energy in 2011: Export Development Canada

By Kim Guttormson, Calgary Herald, Nov. 9th, 2010

CALGARY - Alberta's exports are expected to continue rebounding next year, but remain well off the feverish pace of a couple of years ago, a new forecast shows.

Export Development Canada predicts that goods shipped internationally will increase by five per cent in 2011, on top of this year's 16 per cent boost which was driven by energy exports. [READ MORE HERE](#)

=====

I appreciate all your calls and emails. I'm looking forward to helping you with your next step towards building real wealth.

Your success continues TODAY, let me help you build upon it.

"The secret of success in life is for a man to be ready for his opportunity when it comes." -Benjamin Disraeli

Kind Regards,

Todd and Danielle Millar

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

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. 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.

