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Alberta Oil Sands Investment Real Estate News®

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Dear Friends and Partners,

I was in Calgary a few weeks back attending the Buildex Show which had some cool ideas. Dark chocolate tones, granite countertops, and blended-stone exterior facades are all beautiful to look at, but can be tough to extract the reno-rent ratio reward out of. For personal homes, executive rentals and commercial facelifts - yes. For blue collar rentals, no.

There were two booths that I found especially interesting. The first was Cubeit personal storage. Essentially it is a moving container that comes to your property where you load it, then it is shipped away and stored for you. I like that. It's easy, fast and relatively economical.

The second booth I liked was equally glamorous... Waterproof roofing. Yes, sexy, I know. Peddie Roofing specializes in commercial roofing and they waterproof using modified bitumen, among other materials. They are not unique as roofers nor for the products they use; what is unique is how they evaluate the cost/life of the roofs they build and implement a targeted maintenance program. This is helpful when you are budgeting for a major roof overhaul.

I like to take away one or two ideas from a show and apply them; perhaps offering a Cubeit incentive will attract long-term renters who are relocating?

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North East Edmonton: Cashflowing 4-Plex Minutes To NAIT.

Turbo charge your portfolio. In the slow and steady neighborhood of Eastwood you'll find a good mix of suites in this quality 1989 built building. There are 3 X 3 bedroom suites and 1 X 2 bedroom suite with approximately 1000 sqft in each unit. Two of the suites have new ceramic flooring and upgrading. The 3rd suite has been freshly painted and has newer carpet. The 4th suite requires minor upgrades due to wear and tear. The building is titled as a legal SXS duplex and well located near shopping and the LRT. Each unit has it's own in-suite laundry and separate entrances. There is a 4 car garage generating extra revenue as well. These pictures show the front and side of the building, with the upgraded, ceramic tiled suite featured.

Comes fully tenanted making this a totally turn-key property for you. Convenient North East area with easy access to LRT, 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 improving North East-side.

Produces **\$749** 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: \$550K Total Investment: \$136K. Your Estimated 5 Year Profit \$45K. Your pre-tax Total ROI is 50% or 10% per year + \$749 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-

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**LRT Route Through Edmonton City Center Unveiled
Planners Envision Less Focus On Vehicles**

By Jodie Sinnema, Edmonton Journal. November 3, 2010

EDMONTON — The above-ground downtown LRT that will connect the west end with the southeast line heading to Mill Woods will cause traffic disruption, with portions of 102nd Avenue no longer accessible to vehicles and other parts changed into one-ways. [READ THE FULL STORY](#)

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Alberta Economy May Be Winner In U.S. Election

By Keith Gerein, Edmonton Journal. November 4, 2010

Strong results for Republican candidates in Tuesday's U.S. mid-term election is likely good news for Alberta's economy and the province's hopes of shipping more oilsands products south of the border, International and Intergovernmental Relations Minister Evans says. [GRAB THIS ARTICLE](#)

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Clean Energy Strategy Draws Support

Max Paris, CBC News. November 4th 2010

A new national energy strategy plan meant to make Canada a "centre for clean energy innovation" is drawing the interest of federal,

provincial and territorial energy ministers, CBC News has learned.

Broadly speaking, the strategy, which has yet to be named, would also strengthen ties between the various levels of government by encouraging voluntary co-operation on energy conservation and environmental protection.

[READ MORE 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.

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

"Watch, listen, and learn. You can't know it all yourself. Anyone who thinks they do is destined for mediocrity." - Donald Trump

Kind Regards,

Todd and Danielle Millar

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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.

