Glenn Simon Inc.

Quality Hands Free

Investment Real Estate

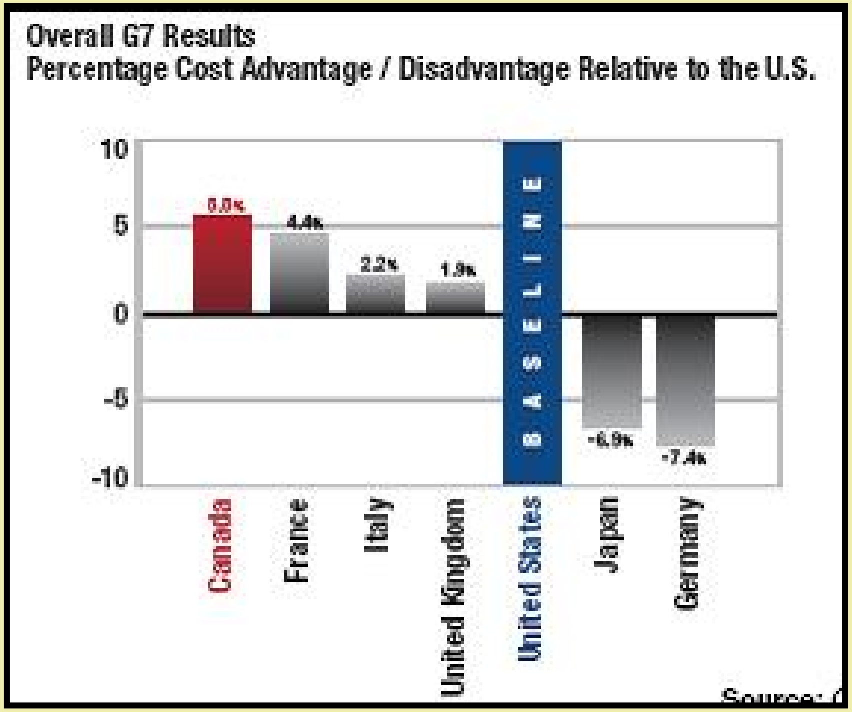
Glenn Simon Inc.

Why Canada?

"Imagine investing in a diversified company that has consistently shown quarter-over-quarter, year-over-year growth and fostered a working culture that sets it apart from all its competitors. Market leadership. Innovation. A skilled and diverse workforce. Cost competitiveness. A growth-focused and entrepreneurial business climate. All highly differential advantages that are intimately tied to a results-driven track record. BUT IF THAT COMPANY WERE A COUNTRY…

Then that country would be Canada. Canada's cost-competitiveness is conclusively proven by KPMG's 2006 Competitive Alternatives study. This comprehensive eight-month study examined and compared relative business costs of 27 location-sensitive cost factors in 17 industries, nine industrialized countries and 128 cities.And for the sixth consecutive time, Canada leads all G7 countries with the lowest overall business costs - a tremendous achievement with a strong dollar, further signaling a robust and internationally competitive economy."

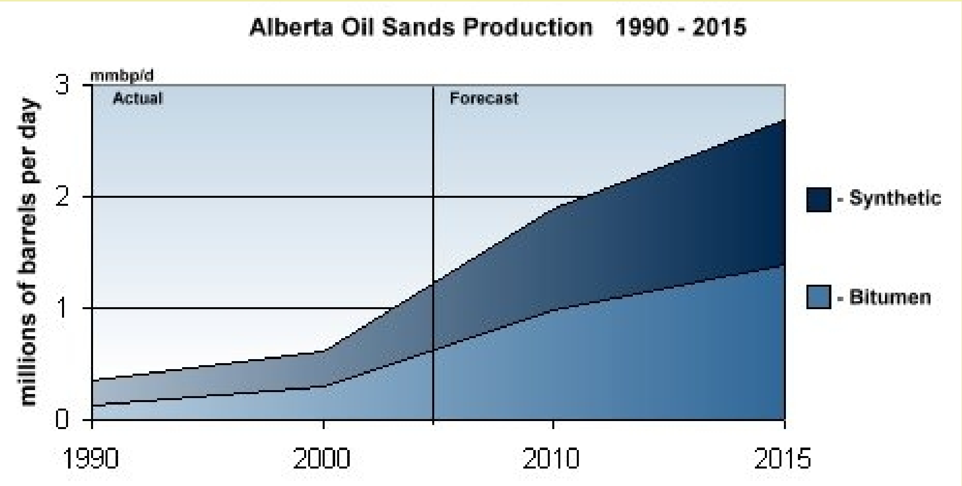
[Government Of Canada Website]



Source Competitive Analysis KPMG's Guide International Business cost 2006

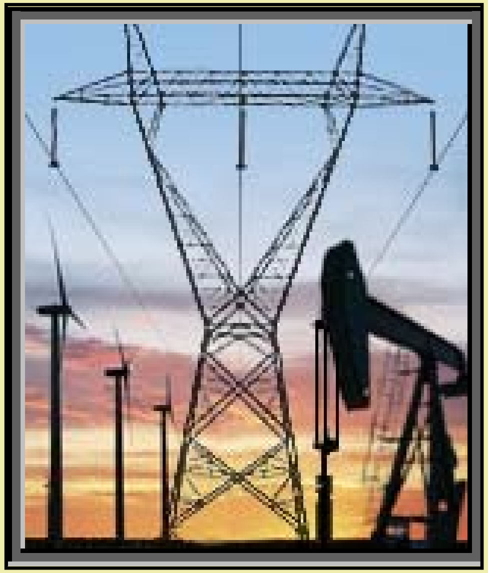
Why Invest In Alberta Real Estate Today?

A Future Not A Past



Alberta Oilsands

“Alberta has huge deposits of oil sands, which are being developed at an unprecedented rate. At the end of 2003, oil sands production exceeded one million barrels per day and accounted for more than 40 per cent of the total western Canadian oil production. Energy accounts for approximately 25 per cent of Alberta’s GDP, for one-third of the revenue allocated under Alberta’s provincial budget, and for just over half the value of the province’s total exports. Furthermore, nearly one out of every six workers in Alberta is directly or indirectly employed by the energy industry.”



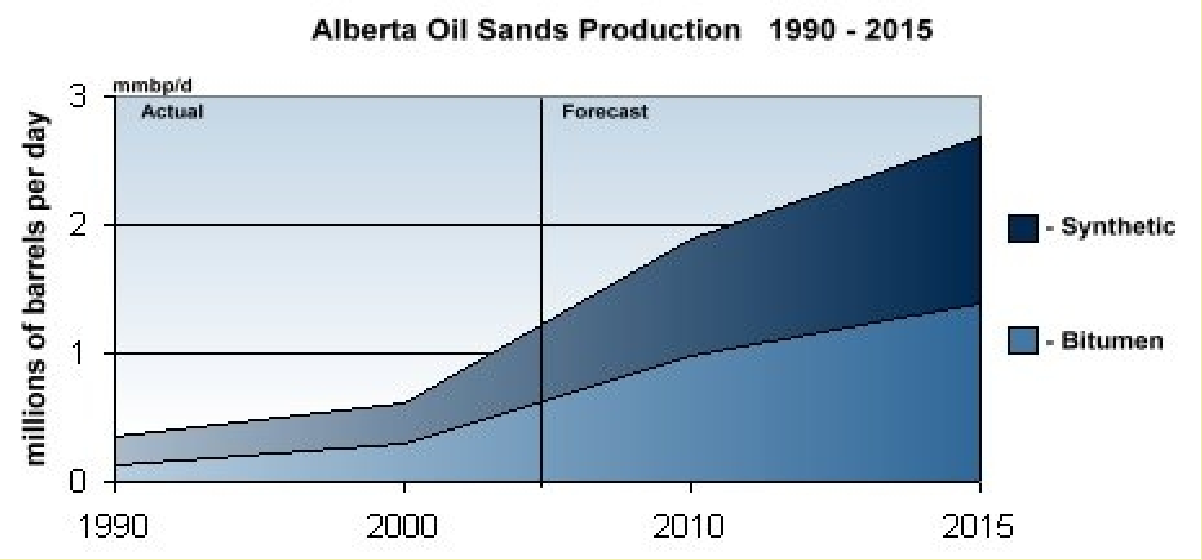
Government of Canada Website

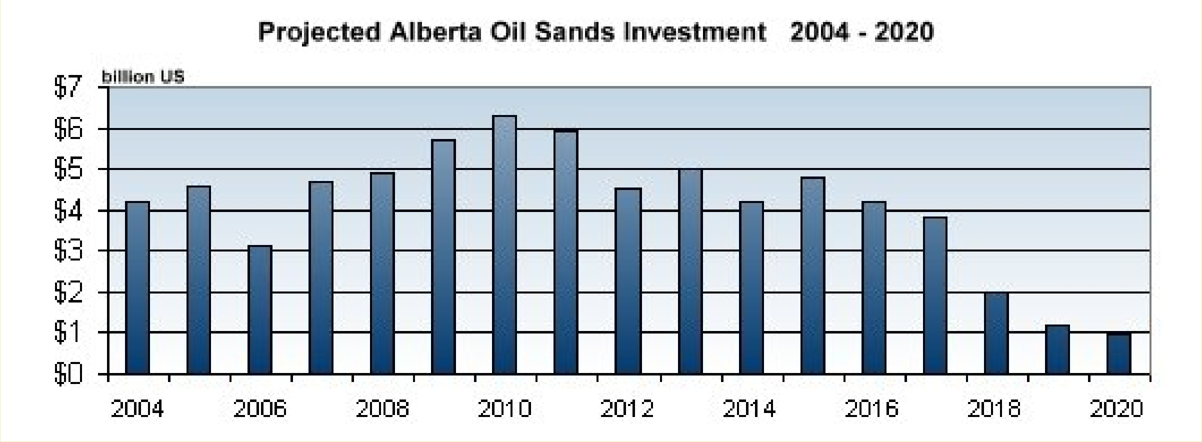
“There are 175 billion barrels of proven oil reserves here. That’s second to Saudi Arabia’s 260 billion but it’s only what companies can get with today’s technology. The estimate of how many more barrels of oil are buried deeper underground is staggering. “We know there’s much, much more there. The total estimates could be two trillion or even higher," says Clive Mather, Shell's Canada chief. "This is a very, very big resource."

Very big? That’s eight times the amount of reserves in Saudi Arabia. The oil sands are buried under forests in Alberta that are the size of Florida. The oil here doesn’t come gushing out of the sand the way it does in the Middle East. The oil is in the sand. It has to be dug up and processed. “

-60 Minutes CBS Broadcasting June 26, 2006

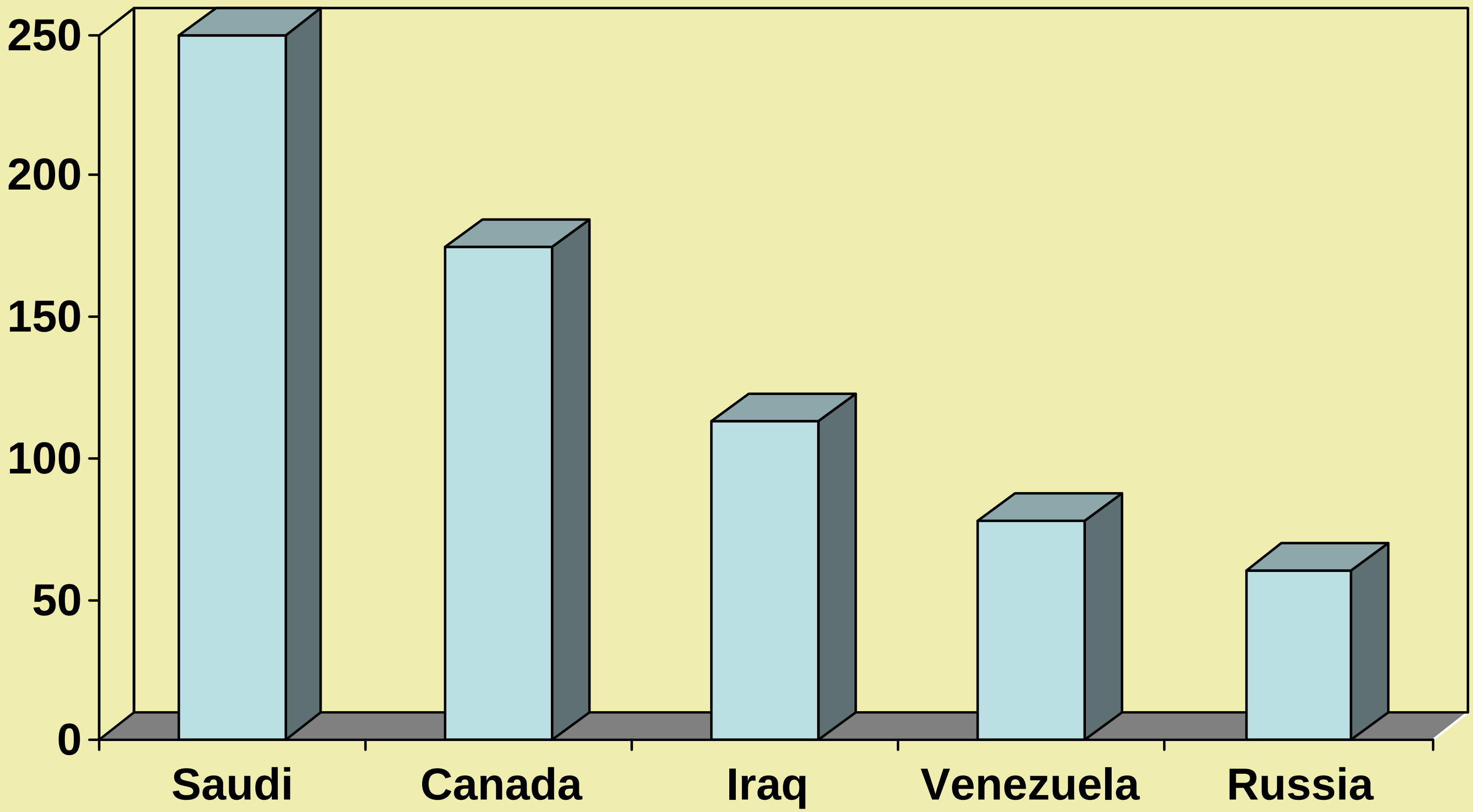
Production On the Rise





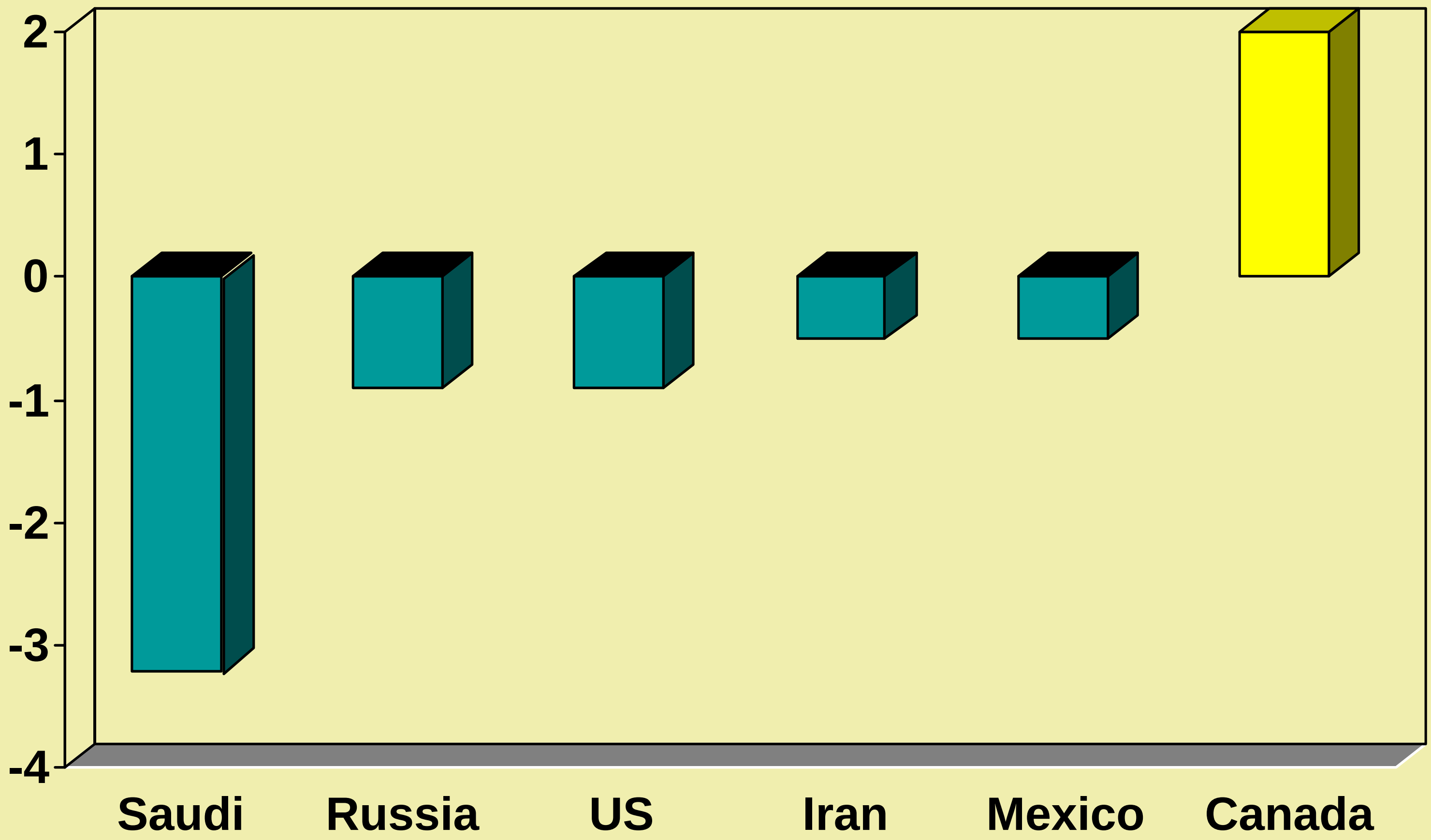
Source: www.rigzone.com

World Oil Reserves



*Value is in Billions of Barrels

Top Oil Producers Production & Wealth Shift 2003-2015



"All of the net increase in oil production….. is expected to come from non-conventional sources. While deep-water oil is the primary source today, we forecast that Canadian Oilsands will become the single biggest contributor to incremental global supply by 2010."

Canadian Broadcasting Corporation

It’s Not Only Oil!

Alberta Is An Economic Leader

- Amazing Tax Advantages- Lowest Taxes In Canada
- Real GDP Growth - 5.2% 2006
- Canada's Lowest Unemployment Rate- 3.0% A 30 Year Low
- Debt Free Economy - $7.44 Billion Actual Surplus
- Over $133 Billion Invested In Projects (More Announced Daily)
- New Jobs Created at an Enormous Rate- 109,000 Created in 2006
- Over 100,000 People Migrated to Alberta Last year

Jobs, Jobs, Jobs

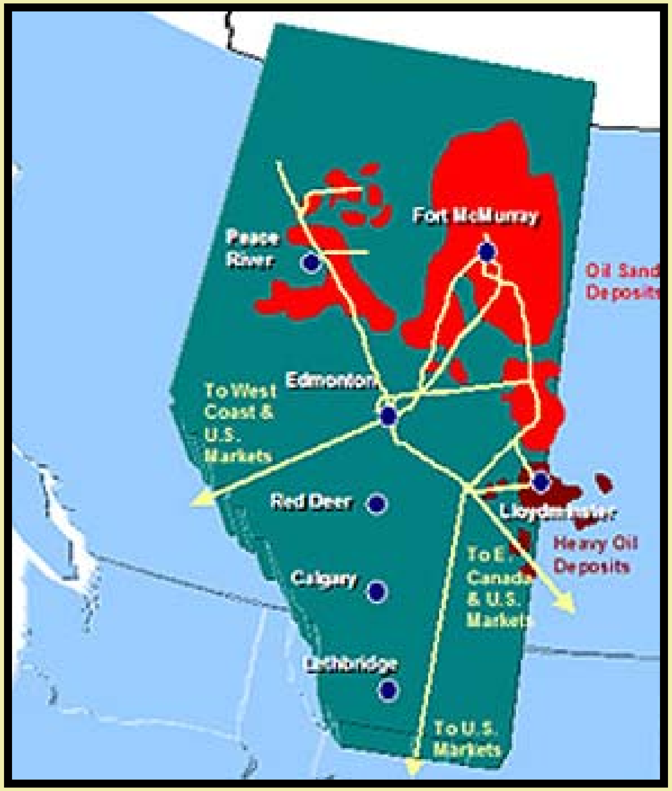
Alberta has Canada's lowest unemployment rate at 3.0%. New jobs were created at an enormous rate - 109,000 in 2006. High employment means higher consumer spending. In-migration from around Canada to fill employment in Alberta has increased the demand for housing. A direct result is increasing house prices and higher rents.

Real GDP- Growth In A Diversified Economy

Gross Domestic product (GDP) is the total value of goods and services produced in an area during a period of time. When a province has a high output of goods and services this means the people of the province are earning more money and have more money to spend, fueling an increase in housing prices. Alberta’s real GDP was 5.2% in 2006. Optimum real GDP is between 2.0% and 2.5%.

Why Edmonton, Alberta?

- Greater Edmonton is a world hub for the Oil, Gas and Petrochemical industries.
- More than 1 million people and growing
- An educated, entrepreneurial workforce of more than 585,000 people
- One of the world's most cost-competitive business environments
- Annual GDP of more than $41+ billion
- $85+ billion planned regional investment over the next decade
- Canada's most diverse metropolitan economy
- 10 universities and colleges (140,000+ students)
- A diverse, affordable quality of life, top-rated health care, fantastic recreational opportunities and major cultural amenities



*2006 KPMG Study

Edmonton's Future

Alberta's economy top of the class

GEOFFREY SCOTTON
CALGARY HERALD

A slowed U.S. economy will limit Canadian expansion in 2007, particularly in central Canada, but Alberta is set to add another five per cent growth to the seven per cent surge expected this year, the Conference Board of Canada said Tuesday.

"The Alberta economy is firing on all cylinders . . . easily surpassing all other provinces," according to the board's quarterly Provincial Outlook. Alberta's current and expected performance is placing it in a league of its own, the analysis indicates.

Real gross domestic product, or inflation-adjusted output per person, is set to soar to more than $45,000 per person in 2007. That's 16.3 per cent higher than No. 2 Ontario. On an unadjusted basis, the Ottawa-based Conference Board is forecasting GDP per capita will surge above $71,000 in 2007, a level $26,000, or at least 58 per cent, higher than any other province.

"Alberta's economy is growing at a phenomenal pace," said the author of the report, Conference Board economist Marie-Christine Bernard. Her organization is forecasting national growth of 2.9 per cent in 2007 and 3.2 per cent in 2008 after a 2.8 per cent expansion this year.

Alberta's forecast of five per cent expansion in 2007 is at the upper end of a range of recent outlooks that peg the province's growth as high as 5.5 per cent (**CIBC World Markets Inc.**) and as low as four per cent (**Bank of Nova Scotia**). The majority centre around 4.5 per cent.

In Alberta, the Conference Board sees personal income per capita increasing 3.9 per cent in 2007 to $41,663 following a 6.7 per cent increase in 2006, a level 16.3 per cent higher than Ontario and more than 21 per cent above the national average of $34,421 per person.

Bernard said a number of factors will combine in the new year to moderate Alberta growth to a more manageable level, which should in turn soften the province's nation-leading price inflation.

"The outlook remains healthy for next year, with real GDP growth retreating to a more sustainable, but still robust five per cent," said Bernard.

"With no prosperity payment planned, the domestic economy will lose steam in 2007."

Chief among the moderating factors will be a lower average oil price, which the board has pegged at $66 per barrel in 2007, down from an estimated average of $68.63 for all of 2006. West Texas Intermediate has averaged $67.14 US per barrel so far in 2006.

In addition, the stampede of migrants to Alberta is expected to abate slightly, dropping to more than 31,000 people in 2007 from the 46,200 estimated to be moving here in 2006.

The report suggests Alberta's frenzied retail sector will slow its growth next year, with an expansion of 7.5 per cent after a 16.2 per cent gain, but some observers believe that's too pessimistic.

"It's going to be another very strong year, if only because the heat of this year is not really subsiding," said retail analyst Ed Strapagiel of Kubas Consulting. "We'd be looking at in the order of 12.5 per cent."

GSCOTTON@THEHERALD.CANWEST.COM

An Economic Leader

No slowing Alberta's torrid economy: CIBC

Forecast calls for growth of 5.5% in 2007

GEOFFREY SCOTTON
CALGARY HERALD

Alberta can look forward to another stellar year of economic growth in the new year, according to a new forecast from **CIBC World Markets Inc.** that concludes this province has settled into a virtuous cycle of sustained expansion.

The unit of the Canadian Imperial Bank of Commerce is projecting real growth in Alberta of 5.5 per cent in 2007, the fourth straight year that Wild Rose Country will top the Canadian economic leaderboard and on the heels of estimated 7.5 per cent growth in gross domestic product, or GDP, in 2006.

"Alberta tops the charts in a host of important economic indicators," said CIBC's Warren Lovely, noting Alberta's recent strength echoes multiple periods since the 1970s when the province has posted remarkable gains, including record 10.4 per cent growth in 1979. Unlike the past, Lovely believes Alberta will continue to outperform other provinces for some time.

"Real GDP is the holy grail in terms of economic data, but dig below the surface and what you see is really the underpinnings of dramatic outperformance across employment, factory shipments, retail sales, housing starts — you name it. Alberta is top of the charts," Lovely said.

In February, CIBC issued a forecast suggesting that, based on expectations of $70 US-per-barrel oil, Alberta was poised for seven per cent growth in 2006. It was an outlook that some observers believed at the time was too optimistic, but has largely come true.

In its latest forecast, released Tuesday, CIBC argues that Alberta has created the foundation for a self-sustaining extended period of high growth, initiated by strong commodity prices. The impact of those high prices, particularly for oil, has now trickled through the provincial economy, lifting prospects and performance across the board.

> "You name it. Alberta is top of the charts"
>
> WARREN LOVELY, CIBC WORLD MARKETS

"It's not that Alberta's growth is only coming from resource development," said Lovely. "You have growth initially driven by resource exploration and development, but then that fosters job creation and a lot of growth in labour income that helps fuel the service side of the economy, it provides governments with unparalleled fiscal latitude, opens up room for tax cuts or infrastructure investment that draws people and businesses to the area, so it has become a virtuous cycle."

However, other observers argue the role of Alberta's resource sector — which is suffering from the effects of low natural gas prices — should not be discounted.

"It's the cart before the horse. Investment in the sector continues to be the primary fuel for growth in our economy," said Richard Corriveau, regional economist for **Canada Mortgage and Housing Corp.** in Calgary.

"Without that we wouldn't see the levels of net migration, employment expansion and the upward pressure on wages, because the energy sector is competing with other sectors of the Alberta economy. It's a prerequisite for the current case of our economic growth."

Nationally, CIBC estimates Canadian growth of 2.8 per cent in 2006 and 2.5 per cent in 2007. The weakest performance provincially will come from the Canadian manufacturing heartland of Ontario, where a stronger Canadian dollar and a slowing U.S. economy will limit growth to 1.4 per cent in 2006 and 1.8 per cent in the new year.

GSCOTTON@THEHERALD.CANWEST.COM

Residential Units

“The Edmonton Real Estate Board forecast price increases for all types of resale homes in 2007. President Carolyn Pratt predicted that prices would increase at least one to two percent a month for an annual increase of 15% this year.”

“There is enough strength in the Alberta and Edmonton economy to forecast an increase,” said Carolyn Pratt, president of the EREB. “But to predict the percentage increase is difficult.” Pratt said that despite 52% price increases in 2006, Edmonton housing prices are still below Canadian and Alberta average prices. “There is capacity to increase prices in this market especially if we compare Edmonton prices to Vancouver or Toronto,” said Pratt. . “

EDMONTON REAL ESTATE BOARD JANUARY 2007

Quick Facts

- Most new residents rent for an average of 2 Years
- 40% decide to buy their own property after 2 Years
- 40% decide to continue renting in Edmonton
- 20% return to their Country or Province of origin

Due to a constant influx of new people into Edmonton, over 100,000 in 2006, there is a consistent flow of new tenants and new buyers for our quality properties. As of January 2007, the vacancy rate in Edmonton is one of the lowest in Canada at 1.5%, creating a strong demand for rental housing and increasing rents.

Multi-Family Units

Forecast 2007

The positive factors that have been influencing the Edmonton economy will continue well beyond 2006, creating an extremely optimistic view with regards to the economic future of Edmonton. Positive economic conditions should persist for at least the next five years. Near-term future highlights include:

▪Strong in-migration, especially among 19-24 year olds.

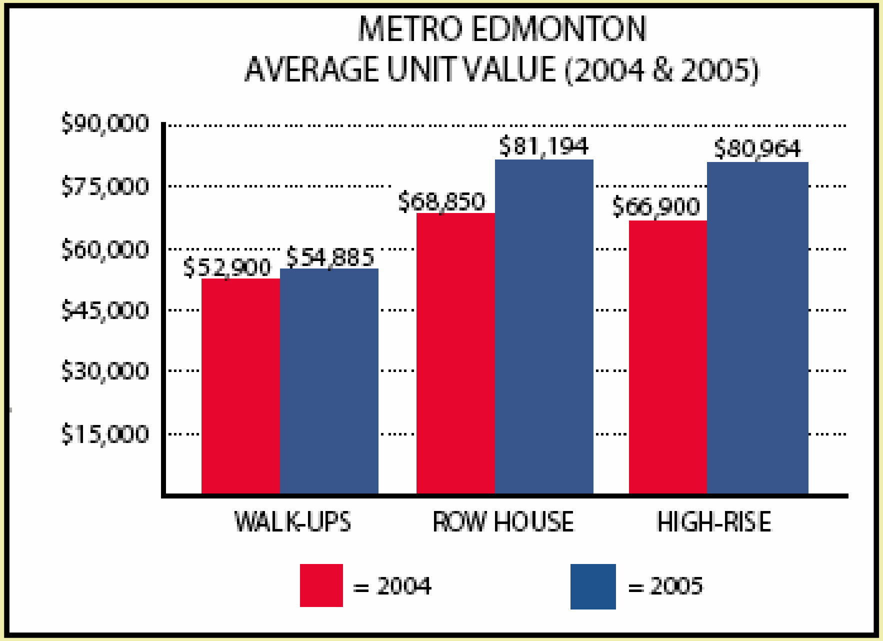
▪Influx of over 5,000 additional students into the downtown core in 2006 - 2007.

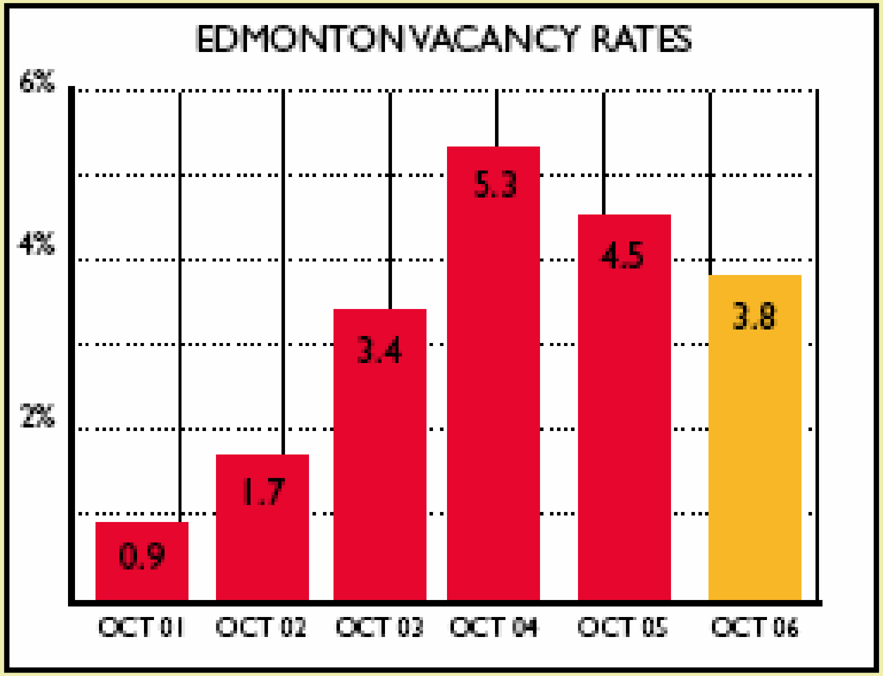
▪Edmonton employment expected to grow by an additional 2.3%.

▪Apartment vacancies to further decline to 3.8 per-cent by October 2006 in response to firm demand due to rising home ownership costs.

▪ Rent hikes throughout the year resulting in an increase of approximately 2.3% or $15/month on average

*Colliers International Market Report Edmonton





Investment Scenarios

Secondary Financing $20K – Unlimited

Safe, Secure, Easy. Second mortgages secured against quality properties. You lend money like the bank does with a fixed rate of return and fixed terms. In this scenario you don't hold Real Estate but a Second Mortgage note.

Joint Venture Partnerships

Co-Investors $35K~

Our entry level Residential Investments are approximately $65K. If you have a smaller amount to work with it may be possible to team up with other investors to purchase a unit together.

Residential Investments $65K~

Single Family Homes, Townhouses, Condos or Duplexes. You are registered on title as a 50% co-owner. You receive 50% of the Property's Equity, Appreciation and Cash Flow.

Multi Family Investments $250K~

Multi Family Units and Apartment Blocks. Park your cash in equity investments where you have a share in the upside of equity appreciation, capital gains and monthly cash flow. Sophisticated investors can take advantage of reduced taxes and high growth of net worth/cash flow.

Track Record

These are just a few of the quality properties we have offered to our investors over the last few years.

These returns are excellent not only due to Edmonton's dynamic market and booming economy but also because of location, purchase timing and management.

For our Multi-Family Units results contact us directly.

Proven Results

A Few of Our Recent Performers

Sakaw

Purchased $165,000
Date March 2006

VALUE January /07

$250,000.00 CDN

Your ROI 147%*

Tamarack

Purchased $106,848
Date Oct 2005

VALUE January/07

$200,000 CDN

Your ROI 155%*

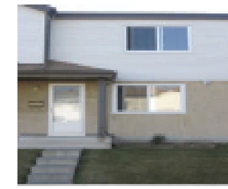
The Fort

Purchased $151,150
Date Nov 2005

VALUE January/07

$225,000 CDN

Your ROI 176%*



Torbay Point

Purchased $112,000
Date Jan 2006

VALUE January /07

$220,000 CDN

Your ROI 235%

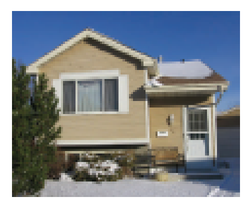
Hamptons

Purchased $185,000
Date Nov 2005

VALUE January /07

$290,000 CDN

Your ROI 132%*



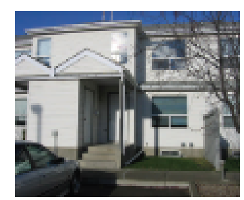
Weinlos

Purchased $181,000
Date Jan 2006

VALUE January /07

$280,000CDN

Your ROI 146%*



49 Youville

Purchased $145,000
Date April 2006

VALUE January /07

$240,000 CDN

Your ROI 144%*

Hazeldean

Purchased $218,000
Date Jan 2004

VALUE January /07

$300,000 CDN

Your ROI 164%*

*As of January 2007

Investment Strategy Management and Exit

Improvement and Resale

Residential Properties:

- Townhouse, Single Family, Duplex and 4-Plex. Direct, Individual Ownership.
- High Demand and Strong Long Term Resale Market
- Target: Middle and Upper End Properties. Can be “super-suited” to maximize rents.

Multi-Family Buildings:

- Current Sales between $75K to $110K per door
- Possibility to Condominiumize- Buy Apartment building, Change Zoning/ Update and Resell units as Individual Title Condos.
- Target- Areas of Positive Transition
- Structurally Sound Properties/ Cosmetic Repair

Exit Strategy

One of Three Scenarios:

1. Buy and hold for Equity Pay Down, Cash Flow and Appreciation. Sell in 3, 5 or 7 Years or with the option to sell earlier when 35% appreciation has been reached.

2. Significantly upgrade the property “super suite”, buy and hold.

3. Convert to Condominiums (multi-family buildings only), sell as individual units.

Glenn Simon Inc. delivers superior, revenue properties in the economic power house region of Alberta, Canada. Our goal is to provide you with equity building properties, strong appreciation and consistently profitable, safe and secure Real Estate investments.

What You Get

The power of a world class team of lawyers,bankers, property managers, contractors, insurance brokers, realtors, inspectors and accountants. Superior money making investment properties. You get hands free investments in a rock solid market. Partnership with a company that will secure the mortgage, rent, impeccably manage and improve your property for you. You benefit from proven systems to sell your property at the best time, and to reap you the most profits. We are here to help you successfully invest in Real Estate. Our #1 priority is to make you money through quality Real Estate.

Do You Have A Solid Team In Place?

Long distance investors are especially vulnerable to realtors and property managers who do a poor job. At **GSI** we often turn down realtors who bring us houses they think will make good revenue properties. Some realtors are just sales people, they are not investment advisors. Many houses do not fit our system for profitability. Only a professional investor knows which properties are wise investments. Long distance investors are often sold the houses local people would not buy. The same is true for property managers. They might not know how to rent your properties for the maximum rent possible and to equity building tenants. Property management companies are paid monthly commissions by property owners even When the units are in a state of disrepair or negative cash flow. Having a realtor and property manager does not mean you can be hands-off your investment. You have to have a team that will manage your unit as if they were taking care of Their own house. At **GSI** we are fortunate to have industry leaders working on our team. When you partner for us you get the Benefit of their expertise and quality service.

Only a partner with an interest in your investment is going to manage your business to its maximum profitability!

Contact Us

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