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Alberta Oil Sands Investment Real Estate News®

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Dear Friends and Partners,

The end of a fabulous Japanese decade... As you may well know Danielle and I have been operating Glenn Simon Inc. from our dual offices in Japan and Canada for the past 8 years. And now, as we've hit an even 10 year milestone in Japan, it is time to return to our Edmonton location full-time. You'll notice the change of address (above) for regular correspondence, but our corporate address and phone numbers remain the same.

So, why the big shift back to the West? With family and friends in Canada and a young son, we feel the time is right. Coupled with the amazing buying opportunity we have in Edmonton (and other parts of Alberta) right now - the timing makes absolute (dollars and..) sense.

Over the coming years you'll see the economic foundation strengthen throughout Canada with the lead taking place in Alberta. It is nearing time for investors to sell select properties and to invest in others; positioning yourselves for the sweet spot during the next cycle. Moving forward, we'll be continuing our successful investment strategy. Along with adding on 2 larger, multi-family projects per year. There will be a limited number of spaces available for partners, so give us a call if you'd like to join on the next project.

Danielle and Ana will be heading up the property management side of things from spring to take tenant care to the next level.

Looking forward to seeing you in Edmonton soon!

Please note: There will not be an April 1st. newsletter as we'll be moving offices. The next issue will be April 15th 2010.



South East Edmonton: Cashflowing Wildrose Suited Bungalow In High Growth Area

Turbo charge your portfolio. Stylish 3 bedroom 2 bath suited home has over 911 sq ft of rental space on main floor plus double detached garage. The pictures show the detail and care that went into building this home. Separate entry to the gorgeous 1 bedroom suite that pulls in extra cash flow.

Comes complete with great tenants making this a totally turn-key property for you. Convenient south east area with easy access to the new Ring Road and refinery row. Excellent neighborhood that demands high resale value and rents. HUGE upside potential due to the great purchase price, strong economic fundamentals and the proximity of this home in relation to Edmonton's growing SE side.

Produces **\$297** positive cash flow per month using an investor's mortgage plan - taking advantage of current low rates.

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: \$335K Total Investment: \$80.7K. Your Estimated 5 Year Profit \$61.3K. Your pre-tax Total ROI is 76% or 15% per year. + \$297 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.

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

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

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Alberta Braces For The Next Labour Squeeze

A rebound in the oil patch is sparking fears of a labour shortage like the one that led to sky-high wages and mass importing of skilled tradespeople

March 1, 2010. By Gordon Pitts, Globe and Mail.

Evan Brewer could soon be the Alberta economy's salvation - and its worst nightmare. Near the end of the energy boom, the 24-year-old New Brunswicker worked as a journeyman welder in the oil sands, making close to \$5,000 in a good week in Fort McMurray. **GRAB THIS STORY**

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\$33.7M City Surplus A Big Surprise

Mayor Mandel cautions against thoughts of increased spending

By Keith Gerein, Edmonton Journal/March 5, 2010

Reduced hiring and an improving economy helped the City of Edmonton to an unexpected \$33.7-million budget surplus in 2009. "It's much better than last year when we were in a deficit situation," Mayor Stephen Mandel said Thursday as the year-end results were announced. "It's good to have a surplus." **READ MORE HERE.**

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Don't Duck This Oilsands Value Quiz
Do you know the pros and cons of what's happening in Alberta's north?

By Graham Thomson, Edmonton Journal, March 2, 2010

They died in a sewage lagoon almost two years ago -- but their little web-footed ghosts continue to haunt the Alberta government and spook the oilsands industry.

They are the ducks that died one April day in 2008 in a Syncrude tailings "pond" and have thus attained something akin to martyrdom to those protesting against the oilsands. The ducks might be dead but politically speaking they are not dead ducks -- the memory of what happened to them continues to motivate environmentalists. **FOLLOW THIS ARTICLE**

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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.

"There's nothing half so pleasant as coming home again." Margaret Elizabeth Sangster

Kind Regards,

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.

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.

