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Subject: How To WIN This Winter
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Alberta Oil Sands Investment Real Estate News®

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Dear Friends and Partners,

We're getting ready to have a chilly winter here in Edmonton according to the Farmer's Almanac and the local paper. One headline read "Winter fit for a devil" and a witty reader commented, "Does that mean Hell's going to freeze over?" Whatever the case, we had our first sprinkle of snow last week and it has since melted.

This can be a blessing or a curse. If you have vacancies, the start of November is the big PUSH to get everything tenanted as many folks tend not to move in December, and January can be too cold and awkward to move. Imagine lugging that big screen TV up a frozen flight of stairs in minus 40 weather. Of course there are exceptions, and working with relocation services can aid in winter tenanting.

If tenanting is the curse, then what is the blessing? Seller's become more motivated in the winter, especially if they have a vacant property that they are paying a mortgage on. Less people are shopping for real estate due to the weather; it is difficult to assess landscaping and certain aspects of foundation and roof quality.

Fixed rates in 1-3 year terms are incredibly cheap from 2.5% and longer terms of 5-7 year rates are competitive. Unfortunately the media-spin on **dead ducks** puts a damper on the renewed growth of the oilsands. But, then again that can work in favour when buying properties in this climate - both politically and seasonally.

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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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Oilsands Dirty Secret: They Add Billions Of Dollars To Our Economy

By Barbara Yaffe, Vancouver Sun October 21, 2010

A call by a trio of environmental groups for Ottawa to apply a legislative sledgehammer to Alberta's oilsands ignores economic reality. The groups -- the Pembina Institute, Equiterre and Environmental Defence -- united on Wednesday to call on the Harper government to start strictly enforcing environmental laws and respecting aboriginal treaty rights in relation to Canada's largest industrial development.

Their 19-page report, titled Duty Calls: Federal Responsibility in Canada's Oilsands, asserts the oilsands are on track to derail any and all of Ottawa's stated targets for greenhouse gas reductions. [GRAB THIS STORY](#)

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**City Should Follow The Money, Mandel Says
Now's The Time For The City To Promote Cutting-Edge Technologies**

By Andrea Sands, Edmonton Journal October 15, 2010

The city must foster economic development in areas positioned to become big money-makers such as agri-food, advanced technology, green industries and medical devices, Mayor Stephen Mandel said Thursday. The mayoral candidate visited Concordia University College, where he talked with students and outlined the economic vision he will pursue if re-elected Monday.

Edmonton needs to focus on progressive areas of the economy to take advantage of business opportunities here and in the surrounding region, Mandel said later. [READ THE FULL ARTICLE](#)

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**Downtown 'Champion' Moves In
Stantec To Become First Tenant Of Rebuilt Devonian Building**

By Bill Mah, Edmonton Journal October 16, 201

EDMONTON - The redeveloped Devonian Building is getting engineering consulting firm Stantec as its first tenant.

The 10-storey tower at Jasper Avenue and 112th Street has been vacant for about 18 months since it was rebuilt in 2008.

Stantec has leased two floors, or about 35,460 square feet, in the building, said commercial real estate firm Colliers International, which handled the leasing for owner Canterra Developments Corp. [READ FULL ARTICLE 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.

"Anyone can give up, it's the easiest thing in the world to do. But to hold it together when everyone else would understand if you fell apart, that is true strength." -Alex Karras

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.

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