

VINCE AND CORALIE ... EMBRACING LIFE'S JOURNEY

DECEMBER 1, 2009 / ISSUE #5



Vince and Coralie Mandin would like to personally thank you for subscribing, to our real estate investing newsletter. The newsletter is intended for educational purposes and

to stay connected with others. Feedback / comments, and suggestions regarding future topics of interests are encouraged and greatly appreciated.

November has turned into a month filled with continuous excitement, education, and inspiration.

We were able to visit beautiful Billings, Montana and spend some time with Jake. A much needed family visit and that included a couple Billings Bulls games. Paige enjoyed some time with Jake swimming, shopping, games and going out for dinner. The hardest, of course, good-byes but I have a new appreciation for having dinner with both our children.

Thank you to Fast Track for bringing Mr. Robert Kiyosaki to Edmonton. As expected, Robert spoke about educating ourselves with regards to finances and worldly issues. He is truly an inspiration.

OUR JOURNEY

The last six months have brought about so many changes in our lives. The people we have met and renewed friendships have been so positive. Many of you know you would like to invest and that we need to be proactive in our own futures. We encourage you to continue learning and asking questions. Just realize that you are not alone and that the education is endless. The only limits are those you impose on yourself. Take a moment to step out of your comfort zone and explore the unknown. Your future is completely dependant upon what you want it to be. If you seek financial freedom you shall have it...if you expect that others or governments will

take care of you in those senior years...they will, hopefully. Yet, with limits that leave you pinching pennies. Our future is in our own hands.

EDUCATION

Last month we started a series on the six profit centers of real estate and why it is so important to own real estate. We discussed the first profit center – Equity, and the importance of the appraised value of the home. The equity may be reinvested into another property and so on. This month we discuss the second Profit Center:

#2 – Appreciation

Appreciation is simply how much the property goes up in value.

Ex) Purchase Price	-	\$300,000
3% Appreciation	-	\$9,000
New Value	-	\$309,000

As you can see your net worth has grown by \$9,000 with a simple 3% appreciation, in one year. Now imagine when times are good and the market goes up 10%, if this were to occur, in the above example, your net worth would have increased by \$30,000. Keep in mind this is phantom money and is not cash, however, cash can be obtained either by borrowing against the property or selling the property.

With this profit center timing is crucial. Never buy at the peak of a market. The best time to buy is when a city is coming out of a recession.

Remember you cannot control the market or look into a crystal ball, however, look for key positive economic indicators, such as in-migration; Are people moving to your city? Jobs; Are jobs being created? Unemployment rate; Is the unemployment rate going up or down?

SEASON'S GREETINGS

Vince, Coralie, Jake and Paige would like to wish everyone a very **MERRY CHRISTMAS**. From the Mandin family to you and yours...have a joyous holiday season.

Vince and Coralie Mandin, Xtreme Services Inc. Box 57215, 2020-Sherwood Drive, Sherwood Park, Alberta, Canada
Phone Toll Free# 1-888-417-0570; Fax# 780-417-3905

Email: info@vinceandcoralie.com Website: www.vinceandcoralie.com

Privacy Policy: We respect and honour your privacy. Your personal information such as your name and email address will NEVER be sold or shared with anyone without your explicit permission. If you prefer not to receive this newsletter in the future, please put "REMOVE" on the subject line. Thank You!