



# REMIC

Where Real Estate Mentorship Is Our Business

WEDNESDAY AUGUST 20, 2008

# DON'T



## IN THIS NEW REAL ESTATE BOOM

As investors experience the sub-prime melt down in the United States, the common questions are: Are we in a real estate Boom or Bust? Will this have an effect on Canada's real estate market? What should we be doing during this process? Warren Buffet said, "What the wise are doing today, the fools will be doing tomorrow".

Here are my brief definitions for Booms and Busts:

**Boom:** *This occurs when investors are able to acquire great assets at below-market values.*

**Bust:** *A result of consumers over-paying for the same assets, which were acquired at below-market value in a Boom market.*

Canada experienced a *boom* market from 1991 to 1999 followed by a *bust* from 2000 to 2007. This real estate cycle continues. Investors who bought properties during the last boom market made a fortune and are now sitting on great assets while receiving great cash flow. We are again embarking on a new Boom-Bust cycle.

As the current boom market continues to escalate, the price of real estate in Canada is experiencing a steady drop, much like the United States. Financial institutions are changing their financial rules to accommodate this process; consumers are now very concerned about the real estate market and the economy and we are now seeing its effect in slow spending on consumable items and investments. However, as the market slows down, investors need to be more aggressive with their investment strategies. We are in a buyer's market or like my friends say, "Investor's Market".

So Investors, the time to buy is NOW! The consumers are slowly disappearing from this real estate boom. You can now have access to prime locations, high value properties, and best of all, pick them up for pennies on the dollar. In my opinion, this great real estate boom has reared its head once again in Canada; so get ready to exercise your full advantage. There will be no bidding or multiple offers on properties when purchasing. The days of paying \$10K- \$50K above asking price are over! With so many property avails in the market, you are now better positioned to negotiate some of the best deals.

Stay focus! Seek knowledge! Your REMIC mentor is standing by to help you in the process of acquiring wealth through real estate. As an investor, you are now poised to earn big profits when investing in real estate with little or no competition when purchasing. As consumers sell their great assets for cheap, this allows more control into the hands of the buyer or investor. This opportunity is yours to take. Allow REMIC to guide you in building your own real estate portfolio and start living off the land, like some of our current investors are already enjoying.

### Property Management = More Cash Flow

As the market slows down, consumers stop buying real estate, and become renters. Therefore, rental properties are able to maintain high occupancy levels today, compared to one year ago. The opportunity now exists for you to acquire cheap properties that yield more expensive rental fees. So what does this mean to the investors? - A steady upstream of cash flow. One of REMIC's protégé investor recently increased his monthly rent by \$150 per unit and renters are still wait-listed to rent his property. They are literally throwing cash at him - of course, his properties are kept in the best conditions.

That's the response expected in a boom market where investors are able to take control of the real estate industry. Consumers are becoming scared and insecure of their financial situation and the economy. With that in mind, investors who are more knowledgeable about this process exercise the confidence needed to take action towards investing in real estate and acquiring some of the best deals in this market. This opportunity can be yours – you can own great properties through this boom market.

My philosophy is to Buy! Hold! And Profit! I have bought and plan to hold my properties for 20years plus. That is, never to sell but continue to yield and reap the cash flow benefits for a very long time.

Join the REMIC mentorship program; allow our mentors to teach you how to ride this real estate wave and profit during this BOOM. Our students are making some of the easiest money by investing in real estate, and are now positioned for a great financial future by creating wealth for today, and generations to come. Please join us!

Here's to your success,

**Frank Corbin**  
**Real Estate Mentor**

## Successful Results

**I have purchase two properties for \$20,000 less than the previous owner bought it for two years ago. I am now working towards 100% rental occupancy in these properties, and great cash flow at the end of each month. Thanks REMIC!**

**Carol Ferguson, Mississauga, ON**

**I have attended many real estate programs, but never felt comfortable with their approach to real estate investing. After spending time with my mentor to learn REMIC strategies and investing principles, I am now working on my first deal and have realistic expectation of an enormous amount of cash at closing. If I had known real estate investing was this easy, I perhaps could have been a millionaire already.**

**Hyacinth Smith, Toronto, ON**

**I will recommend Mr. Frank Corbin mentorship program to all prospective buyers, and investors. I know at the end they will be very happy with their choice as we are. We bought our first property and received \$15,000 back at closing. Thanks Frank.**

**The Frasers, New York, NY**