



Dear Real Estate Enthusiast:

## **This Edition:**

### **Global Highlights**

#### **TFSA: Opportunities Abound!**

#### **Investment Updates: Centurion REIT, Deercrest, and more**

### **Global Highlights**

- The cost of borrowing is expected to rise before the end of 2010
- Canadian Horizons Kelowna offering closes!
- New education on real estate investing available for public

### **TFSA: Opportunities Abound!**

The Tax Free Savings Accounts (TFSA's) have proved to be a popular choice for investors this year, but many investors are not taking full advantage of the tax savings.

These new accounts provide investors with the opportunity to avoid pay taxes on the earnings of any investment that is in the account, and, although the contribution to the account does not generate a tax deduction, no taxes must be paid when the principal and investment returns are withdrawn.

When the TFSA was first introduced (2009), investors could only contribute \$5000. However, for 2010 that available contribution room grew by another \$5000 and is expected to grow by \$5000 each year; so the current contribution room (for those that have not yet contributed) is \$10,000.00.

The opportunity for tax savings can be very significant if the investors takes full advantage of the contribution room, and if the money is invested well, and generates handsome returns!

Unfortunately, it is being reported that many investors are opening TFSA accounts without considering how the money is to be invested. Such investors are opening TFSA accounts (often at a traditional banking institution) and not being told of the broad range of investment opportunities; instead, they are earning modest returns of 1% or 2%.

Olympia Trust, on the other hand, provides TFSA accounts that can hold a variety of investments with much higher returns; mortgage pools (such as those provided by the popular Canadian Horizons), for example, are TFSA eligible and provide returns of 8% - 9%.

Over time, the difference of return on these investments, especially as contribution room increases, will be most significant for the investor and the tax savings will be outstanding. Used well, the TFSA accounts can be an ideal way to save for future expenses and to enhance income in retirement.

## **Investment Updates:**

### ***Centurion REIT:***

Global Real Estate Investments is pleased to announce that the Centurion REIT has successfully completed the processes to be available for “eligible” investors.

After a very successful launch for “sophisticated” investors in Western Canada, Centurion REIT responded to high public and advisor demand to complete the regulatory steps to be available for the general distribution to investors.

Centurion REIT is a private real estate income trust that holds 23 apartment blocks in Ontario. This investment provides a cash flow to investors of 8%, plus capital appreciation in the real estate (3%-5%, anticipated) with a tax preferred treatment on returns. Minimum investment requirements are only \$5000, and RRSP/TFSA eligibility has been established.

### ***Deercrest Construction Fund:***

“The Falls” resort and golf course community of Chilliwack, BC continues to advance as the Fraser Valley growth corridor expands.

Global has supported the development of this project for the last few years and is pleased participate in the latest phase and investment offering: a mortgage secured bond, with a two year term remaining, a 12.5% return, and attractive security. Proceeds of the investment will be used by the developer for the construction of 70 condominium units.

### ***Cambrian Foothills Wellness Centre:***

The planning process for Phase 2 (buildings C and D) of the Cambrian medical campus in North West Calgary continues. In close proximity to Foothills Hospital, The Children’s Hospital and the University of Calgary, the campus is expected to be a popular choice for health care professionals and businesses associated with the medical profession.

Global will continue to monitor the progress of Cambrian and anticipates that additional investment opportunities may emerge with these new phases.

For more information about these investment offerings, other real estate related investments, and related education please contact [info@globalrealestateinvest.com](mailto:info@globalrealestateinvest.com)

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