



Hello all,

I am going to try to keep going with monthly newsletters now that I am settled in with family for a while in Devon until the new house and tiny home are finished. We just had the framing walk through so will likely have possession sometime in the new year.

I have been busy planning my Belize investments and have settled



on the first piece of the project is a beautiful 400 SF cottage with a loft which you can see an example of in this picture.

I was also happy to attend the first Mogul Mastermind in person since COVID started. Networking in person while wearing masks was pretty different but a nice change from virtual meetings so I hope in person events can continue.

## Websites, Newsletters and other Automations

This is the 2nd time I have used the new newsletter format which is so much nicer. I also now have a website that will house newsletters and have resources such as budget examples and videos. Check out the website here: [www.lbylrealestate.com](http://www.lbylrealestate.com)

If you need help with newsletters, websites, Airbnb manuals or any type of automation, you can contact Lucas here: [lbylsolutions@outlook.com](mailto:lbylsolutions@outlook.com)

## City of Edmonton Grants

There are grants available that can help with work like the website I just got done. These grants are meant for Edmonton businesses that have struggled through COVID-19 for projects such as building a website, installing a customer walk up window, buying safety equipment, production or manufacturing equipment.

- Phase 1 (2020) – matching Microgrants - \$1,000
- Phase 2 (2021) – longer term diversification initiatives – matching up to \$25,000. Need to have a business license if one is required
- Can only apply under either Phase 1 or Phase 2

## Bylaw/Regulation Updates

The City of Edmonton is still looking at new rules around AirBnB's. Here is a link to a recent article: <https://globalnews.ca/news/7366858/air-bnb-complaints-edmonton-sept-2020/>

The City is going to debate changes to the bylaw in January so if you have interest in this area it is good to follow the story. The Edmonton Short Term Rental As-

sociation which is led by Shanna Badry is meeting with the City on October 28 to continue working with the City as a voice for hosts.

## Huge Savings – Renovations/ Furniture

I have spent a ton of money furnishing all my AirBnB properties as well as replacing appliances and putting in blinds in my properties. This year I found a way to save thousands of dollars on each project I do for a low initial payment! I had heard about Direct Buy in the past but it was thousands of dollars to join which I wasn't willing to invest.

In July I had a family member let me know that they love their membership and that the annual fees are now only \$300 with a fee of \$500 to join.

Since I joined in July, I have placed almost 30 orders for items such as blinds, appliances, area rugs, custom stools, bedroom furniture and even back splash tile. On many individual orders (i.e Ashley Furniture, blinds, Office Star Canada) one order saved way more than the cost of the first year's membership. Also, since I was referred by my sister-in law both of us received a credit of \$200 when I signed up.

If you are curious please reach out to me as I would be happy to provide you with an email that provides more information.



# LbyL Real Estate

LOOK BEFORE YOU LEAP



## Mogul Mastermind

Foreclosures & Creative Deal Opportunities.

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### Real Estate Investing Sessions

Here is the information about upcoming real estate sessions in case you are interested:

#### Mogul Mastermind

The topic this month will be Foreclosures & Creative Deal Opportunities. Mogul recently opened an office in Vancouver so the events in September were both in person in Edmonton and Vancouver along with the zoom option. Mogul Realty is one of the best places to find realtors that are focused on investors.

You can view the prior month meeting here:

<https://www.mogulmastermind.ca/last-meeting>

Registration can be found here:

<https://www.mogulmastermind.ca/next-meeting-1>



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## EREIA

The ABC's of Real Estate.

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Edmonton Real Estate Investor Association (EREIA)

This session will be online and as always will include a market update and news that affects real estate investors and the main speaker will be discussing the real estate cycle.

Here is the link to check out the details and register:

<https://www.meetup.com/revenue/events/gcrgrsrybcnbsb/>

#### YEGarden Suites

One of the best resources in Edmonton for all things garden suites! I will be speaking as part of the owner's panel and will also do my regular presentation on budgeting. The sessions run on Nov 17, 24 and Dec 1.

Here is more information about the event:

Join us for YEGarden Suites' bi-annual Deep Dive Workshop, now via Webinar! This three-part webinar series provides attendees with an in-depth look at garden and garage suites in Edmonton.



## YEGarden Suites

Bi-annual Deep Dive Workshops. Nov 17, 24 and Dec 1

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If you are considering building a backyard home, and want to know if it would be right for you, this workshop is a must. Past YEGarden Suites workshop participants have found information at these sessions crucial for understanding this significant financial decision, saving them time, money, and headaches. The value of preparing to develop your property by connecting with experts, and other homeowners who have built Garden Suites cannot be overstated.



Canada Backyard Housing Association

**YEGARDEN SUITES**

Here is a link to register for the sessions:

<https://www.eventbrite.ca/e/yegarden-suites-webinar-series-ticket-122116177775?aff=ebdssbonlinesearch>





# LbyL Real Estate

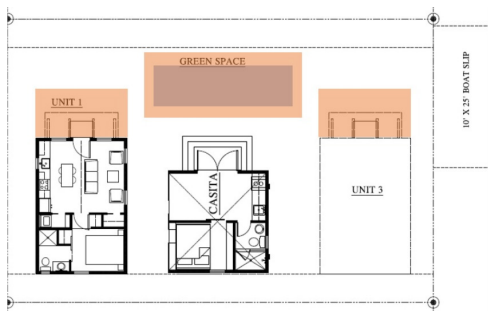
LOOK BEFORE YOU LEAP

## International Investing

### Belize Update

Last month, I wrote about my land purchase in a gated community in Ambergris Caye where there are already serviced lots and a Hilton resort. Land here starts at \$150K US with vender financing and is great as you can build 3 rental units on each lot.

I had initially planned on a 1 bdr tiny home and a duplex, but duplexes are the same cost as 2 separate units as in Belize they price by square footage so I am now planning on 3 separate units as you can see on the site plan that was just approved by the developer.



The smaller Casita is about \$35K USD to build and the larger units (about 400SF) are about \$70K USD each. I am starting with Unit 3 on the canal with the boat slip and will continue the project later as cash is available. It would be great to get a group of investors together to buy lots near mine to create a tiny home village and if you are interested in this please reach out.

If 20% down on \$150K US is above your budget, there are many other affordable options. Lots on the other side of the island that recently had a road



installed are going for between \$30K to \$40K USD and with vender financing are very affordable.

I bought one of these lots as well since they have fantastic potential for upside as the area by Secret Beach continues to grow. The airport in Belize just reopened on Oct 1 and flights going in have been full.

Everything built here now is off grid and to build a tiny home like this one pictured is \$57K USD if you want air conditioning which requires more cost due to the solar panels. For me this one is a lot to hold.

Check out Remax's market update on Belize here:

<https://www.youtube.com/watch?v=8TAFhCJj1hE>

You can reach out to my realtor, Trevor at [trevor@belizeremax100.com](mailto:trevor@belizeremax100.com) and let him know you saw the details in my newsletter and he can help with questions you may have about the island.

### Real Estate Guys Radio Show

I mentioned this show last month and have a lot of people curious about it. One podcasting event that may be useful is "Principles for Building a Successful Brand and Database" which you can find under their "Featured Podcasts."

This show helps a lot for those considering investing in other markets. They say buying in Belize is like buying in Hawaii 30 years ago or Cabo 20 years ago.

In addition, I have thought a lot about attending their Investing Summit which is a 9-day event next year in June. The event is normally a cruise, but due to COVID, next year it is being held at the Hilton in Belize which is part of the development where I bought my land so that is pretty cool. I have a trip to Belize booked in March so that will be the first time I go there since stopping on a cruise a few years back. The Summit has a ton a value on many different topics so hope I can go on it at some point.

Here is a link to their website:

<https://realestateguysradio.com/>

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