

Hello all,

It has been a while since my last newsletter so figured it was time for an update. Despite COVID, my tiny home garden suite and new house build are still progressing well and concrete in the basement was recently poured. I have had many people say they want to see the tiny home so I do plan to hold an open house once complete.



The plan is very nice with a main floor bedroom and beautiful vaulted ceilings. In addition to this, I found a fantastic deal on an international investment and you can read more about that later on.

### Monthly Real Estate Investing Sessions

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

#### Mogul Mastermind

This is the first session since COVID that has an in-person option as well as an online option.

Registration can be found here: <https://www.mogulmastermind.ca/next-meeting-1>



#### Mogul Mastermind

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Investing and Networking in a COVID World.

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 available soon.

Here is the link to check out the details: <https://www.meetup.com/revenue/>

#### Bylaw/Regulation Updates

The City of Edmonton has been sending out lenders to people in Edmonton who have properties on AirBnB that don't have a license so seems they now have time to check this. Good news is that are offering 50% off business licenses until Dec 31st so it is a good time to get started on the process if you have not already.

#### Investment Deals

With interest rates so low, now is a great time to buy! Most show homes are open (or by appointment) and builders and sellers are ready to make a deal.

One of the best deals I saw recently was a brand new fully upgraded townhouse with an attached single garage and no condo fees for only \$249,000. My sister was look-



#### EREIA

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Edmonton Real Estate Investor Association

ing for an apartment condo but this was a much better deal. And her fixed 5-year mortgage rate just went down to 1.79! If I was looking for another rental this would be worth consideration.

If you are interested in vendor financing for a great cash flowing property, I have a home with a garage suite available for purchase at \$540,000 so if you are interested in details let me know.

#### Interest Rate Specials

With the decrease in interest rates, savings rates of course have also decreased. However, I have a high interest savings account that pays 1.7% so there are still some good deals out there if you need to hold money for a short amount of time.

If you are looking for longer-term great rates, private mortgage deals are a great way to go and I have many connections that can earn you a much higher rate in your RRSP or TFSA. Please contact me for details.

#### COVID Rental Update

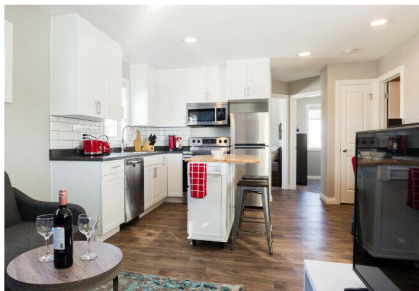
Residential Tenancy Board Updates

There were some temporary rules in place during the start of COVID-19 that are no longer in

effect in Edmonton:

- Scheduled rent increases are now allowed
- Late fees can be charged as long as they are in lease
- No longer need to demonstrate payment plan to file application to terminate a tenancy

All of my long term rentals have renewed their leases this year despite COVID and I even had one that I increased the rent on slightly. I also put my bungalow up for rent since I couldn't sell it so left it furnished and am getting \$2,500 a month including utilities. I only had one tenant pay late a couple of times but all in all, things have been better than expected.



On the short-term rental market, I have still stayed very busy. A couple of my garage suites have tenants in them while looking to purchase houses and I have guests coming in mostly from BC and from within Alberta. I have even had some bookings from people who live in Edmonton but wanted to have a break from their family since everybody was at home.

If you know of people looking for places to stay in Edmonton, send them my website:

[www.westedmontonrentals.com](http://www.westedmontonrentals.com)

### Buying Foreign Currency – Great deal!

I have been buying USD through a company called Knightsbridge for quite some time as their rates are much better what my employee rate is at Servus Credit Union. This is a very simple process. I pay a bill through my online banking from my Canadian



bank account and they deposit into my USD bank account within a few days. I use this service often before travelling to the US.

For amounts of at least \$10,000 USD, I have found an even better deal with Darren Richards at Rice FX. Rates were better with this service than Knightsbridge's rate even for \$50,000 which is where Knightsbridge's rate goes down. And I made a trade on Monday around 3pm and the money was in my account by Tue at noon so timing was a lot better for deals where you need money more quickly.

If you let Darren know I referred you he will cover the wire fee

which is how you get the money so fast. Rice FX deals in 20 major currencies so helps with more than just USD trading. You can check out their service below or call Darren at (416) 659-8857.

[www.ricefx.com](http://www.ricefx.com)

### International Investing

Real Estate Guys Radio Show

I have been curious for quite some time about international investing and the Real Estate Guys radio show has resources on many different markets to explore.

Thanks to Shanna Badry for pointing this resource out to me as I have learned a lot from their posts. For many years they have had a cruise all about investing and they have many educational offerings included one on syndication that is coming up.

Here is a link to their website:  
<https://realestateguysradio.com/>

### Belize

At last month's Mogul Mastermind, the topic was vacation rentals and one of my goals has been to find a market where it makes sense for investment and also for possible retirement. Looking for the appropriate market is the

same as any other place. Factors such as growth, new infrastructure and easy access are very important as they are with any investment property.

I have a subscription to International Living Magazine and have been listening to the Real Estate Guys Radio Show where they often talk about Panama and Belize. I have traveled to Costa Rica a couple of times but really wanted something where English was more common.



I figured that with COVID, there may be good deals available so started some in-depth research and have now purchased a fantastic lot that has the potential for cash flow of over \$3,000 a month!

Here are some reasons that my realtor gave that sold me on this particular development:

- A proven model of generating nightly rental income. With some of the highest nightly rental rates and highest occupancy on the island.
- Professional property management in place.
- The home can be completely turn-key with a qualified team of architects, engineers, builders, and project managers in place.
- Property taxes for parcels in Mahogany Bay come to \$150 a year.
- You can own the land outright

with full foreign ownership and fee simple title. Making it a tangible asset that is protected and owned in USD.

- You own in an appreciating market and able to secure a property for rental income and/or resale to maximize return.
- Gated community with 24/7 security.

These lots start at only \$150,000 USD

and have potential for 3 income properties on each one! They have canal access to the Caribbean and there is already a Hilton hotel and services in the gated community. Before COVID, the hotel had occupancy of 92% so is a great market for short term rentals. The hotel also has residences available and is selling a one-bedroom cottage for \$225,000 on the street side and the canal side is \$295,000 (on a lot with 3 units) but buying a lot and building is way more affordable.

The airport is scheduled to re-open Oct 1 so I figured now was the time to act. The area plans have some lots ready to be built on soon and some that are 3 years out. There is developer financing of 80% available, so only 20% down is required. Even more cool is that the monthly payments are going through my credit card.

Another huge benefit is low building costs. For \$52,000 USD, you can build a small 1-bedroom cottage that has potential on the short-term market for \$200/night. One issue is that financing for the build is not possible, so you need to have cash or other equity in Canada accessible for that piece. With 20% down on the lot and a build cost of \$52K though, this is still a reasonable cash investment overall.

My plan is to do a phased build, first starting with a 1 bdr unit for \$52,000 to get in the market and this will cash flow but not near as much as in the future with 3 units. Eventually, I plan to add a up/down duplex (main floor and upper floor each with 2 bedrooms).

I would love to find other investors who want to get a lot next to mine so we can share resources. My realtor in Belize is actually from Calgary and can also help with other areas of island that are even more affordable with vendor financing available. If you reach out to Trevor at [trevor@belizeremax100.com](mailto:trevor@belizeremax100.com) let him know you saw the details in my newsletter and he can help with questions you may have about the island.

