



Cristina

Beaches HomeWatch



Now You Have Another Chance... Don't Miss It This Time!



Thinking of buying An Income Property? Don't miss doing it this time.

I watched people buy triplexes in 1988-89, some of them flipped them in late 88 and early in 89, after that the market turned around. Some complained bitterly as they were forced to hold the property and rent it out. Those are the same clients that are looking for other triplexes today, but unlike then, now they want to hold on to their properties. Why? Because as they held the property, they realized that their mortgage was becoming paid off by the rents they were collecting. "It was

amazing how easy it was", one of the clients said, " we ended up paying the mortgage much faster as we had a positive cash flow, now we own the building free and clear and it brings in over \$3,000 a month after expenses, we are thinking on retiring on that

tax deduction for other associated costs and they will get to write off depreciation. Most people realize that stock-dominated RRSP's seem to be going nowhere but down these days, but property always goes up. With properties you don't have to cash it in at 69 and you can keep the property in trust for the kids. I believe that the Real Estate market will outperform The Stock Market in the short and long run.

"It was amazing how easy it was..."

income". And they may do it again, as many of my other clients who will buy a property , the rent they will charge will pay for the mortgage and expenses, they will get a



Ask The Expert . . .

Have you thought about investing in a rental property? Consider your mortgage financing options carefully

Three consecutive years of weak stock markets along with continued global economic uncertainty have changed the way many Canadians are investing their hard earned dollars. More and more Canadians are venturing into the rental property market, some swayed by the real estate appreciation that we've seen over the last few years. Others want to add

real estate to their investment mix to better diversify their investment portfolios.

Approximately 25 per cent of the condominium units built in Canada will be used as rental apartments. Additional investment is occurring in multi-unit residential properties such as duplexes, triplexes, and fourplexes, as well as

single-family detached housing. Canadians are looking to have the rent from these investments at least cover their costs and, over the long term, gain a reasonable return on their investment.

Investors who consider adding real estate assets are often confused about their mortgage financing

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Rental Property Investments Made Easy... Free How-To Seminar Aug. 26, 2003 RSVP

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Rental Property Investment...For Everyone!

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options. Since the Bank Act allows only up to 75 per cent of the value of a property to be in uninsured financing, many investors who put 15 per cent down use an insured mortgage for the difference. The cost of the insurance premium can be as high as 4.5 per cent, which can translate into a \$10,000 cost on a \$225,000 mortgage. Even so, not all investors can meet the strict requirements that go along with an insured mortgage on rental property.

These requirements include having a relatively high net worth and demonstrating that you can carry the mortgage payments in addition to your other debts without factoring in all of the rental income you will receive. This certainly doesn't leave room for many Canadians

who want an investment property.

Another option if you have a good amount of equity in your principal residence is to take some of that equity out, typically through a line of credit, to get a big enough

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down payment that then may qualify you for a regular first mortgage.

To simplify the process, you can also now consider those lenders who have mortgage products specifically designed for small investors who own or are purchasing a residential investment property.

Canadian investors can now access up to \$500,000 without costly mortgage insurance premiums, or leveraging the equity in their principal home. Up to 85 per cent financing inclusive of applicable fees is available for single family units or up to a fourplex located in major urban centres. Properties on well and septic systems located in a town or subdivision can also qualify. Typically, 75 per cent financing is available for condominium units and all properties must generate a positive cash flow.

Perhaps now more Canadians can heed the wisdom offered by many financial professionals and diversify, diversify, diversify by including real estate in their investment portfolios.

With over fifteen years of real estate and mortgage financing experience, I can assist in designing the perfect mortgage for you.

Having been employed with one of our "big five" banks for many years I have helped thousands of people find the right financial package for them and have pretty much seen every conceivable situation, although every situation is unique and individual to that client.

Whether you are interested in a new mortgage for a purchase, a refinance of an existing property, an equity take out to consolidate bills or personal/investment use, or you wish to simply transfer from your existing financial institution I can design the right fit for you.

Some of our programs that I can offer include:

- No money down with cash back to you
- Approval without confirming income
- 85% First Mortgage Financing for Investment properties, recreational properties or principle residences
- Cashback offers, private funds and second mortgages To 90%.
- Relaxed guidelines for qualifying

For details call:
416-491-7877 or 416-884-4694
Brian Crabtree
Mortgage Intelligence
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- That you can find my current listings...
- That you can find today's hot properties...
- That you can find monthly articles...
- That you can search the MLS system...
- That you can contact me 24hrs a day... at
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