



**TOM COMERY**  
\*Sales Representative  
Res. (519) 855-4856

## Country Properties



**CALEDON - 93 ACRES**  
Country house fully renovated while retaining its heritage & set amid sweeping lawns overlooking large pond. Located 3 mins. from Caledon village & near golf & Caledon Ski Club. \$649,000.



**HORSE/HOBBY FARM**  
Country living on 38 acres with privacy, hardwood bush, spring fed pond, fenced paddock area and 3 box stalls. Quality materials throughout this 3 bedroom home with underground hydro. Only 20 minutes to Georgetown. 92-2-543



**3 BEDROOM - LAKE ROMAN**  
Excellent starter home overlooking Lake Roman in Hillsburgh with new 600 sq. ft. addition. Large mature lot. Quiet setting - \$159,000.



**RAVINE & RIVER**  
Gracious & spacious 3 bedroom with sunken living room. Backs onto gorgeous ravine with sparkling west Credit River. Can be purchased as finished to drywall.



**ERIN - 10 ACRES**  
Ten beautiful private acres close to highway with many trees and open fields. Country style 3 bedroom bungalow with sunken living room, cathedral ceiling, hardwood floors, and airtight stove. \$255,000. 92-2-534



**COUNTRY STARTER HOME**  
Located in the sometime village of Binkham near Erin Village, interesting old double brick with original millwork. Separate 2-car garage with workshop area. Large mature lot - \$149,900. 93-2-314



**CALEDON 23 ACRES**  
Comfortable & bright 3 bdrm. raised bungalow with w/o from rec. room. The property features 2 fenced paddock areas, a workshop/barn with water & electricity, large pond and area of mixed bush. This is a fine family home with a hobby farm setting.

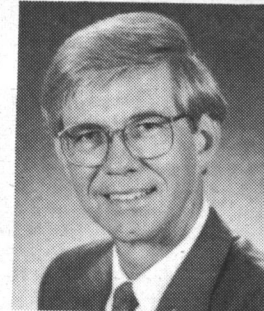
**877-5165**  
833-9714 Erin Tor.  
874-3040

ARTHUR F. **JOHNSON & ASSOCIATES LTD., REALTOR**

Call Tom Comery\* for further details on these homes!

## Money Talk

with George Perdue



### Boosting Income Back to Back

By George Perdue, B. Sc. P. Eng.

The lowest interest rates we have seen are cutting into the income of fixed income retirees.

An alternative product is a prescribed annuity. If protecting your estate for your heirs is a priority, you can do that too by combining the annuity with a life insurance policy, ending up with a life insurance policy, ending up with what is known as a back-to-back annuity. Even with the added cost of insurance premiums, you can derive more income than from a GIC, depending on such things as age and health.

A life annuity provides monthly income for as long as you live. The cheques you receive are a combination of interest (totally taxable) and return of principle (not taxable).

A prescribed annuity means that the non-taxable portion of the monthly payment remains constant and usually more than 50%. This is why the net income is superior to a GIC.

Adding a life insurance policy to an annuity allows you to leave a lump sum to your heirs to protect an estate from taxes. For example:

Mrs. Smith is 70 and has a marginal tax rate of 41%. She has \$100,000 invested outside an RRSP. A 5 year GIC would bring in \$3,835 after tax for a 6.5% GIC. A prescribed annuity (yielding 8.5% will pay around \$9,600 a year after tax.

Since she wants to leave a bequest to her son, she purchases a \$100,000 term life insurance policy. The \$2,870 premiums reduce her after tax income to about \$6,700 per year, still considerably more than the GIC income.

No matter how she looks at it, she is ahead of the game with either a prescribed annuity or a back-to-back annuity. There are other considerations and refinements to consider in using this approach but during this era of low interest rates this procedure deserves consideration.

George Perdue is a Financial Planner, Business Consultant, and Partner in Money Concepts, Halton Hills. He can be contacted at (416) 873-1877.

**Countrywide**  
ALL PRO REALTY INC.  
...the obvious choice

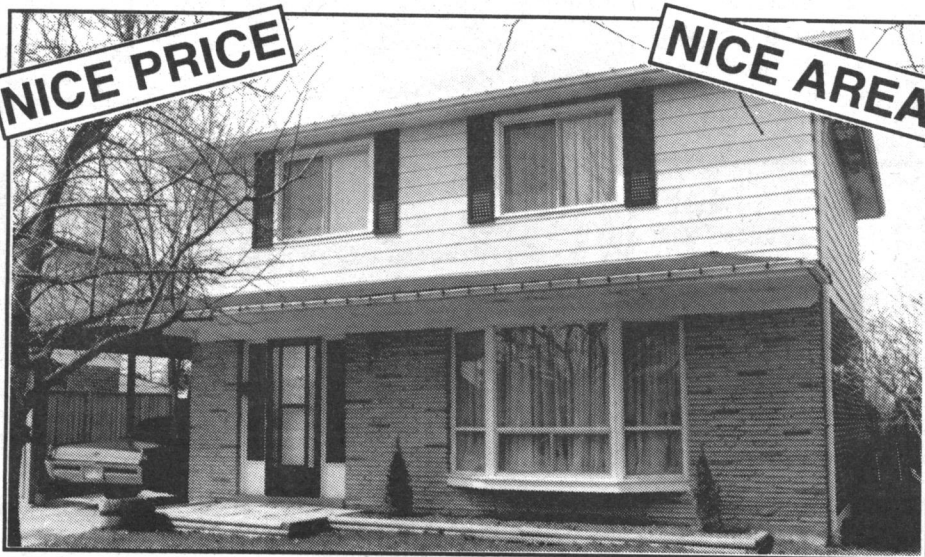
Call Sandra Hurley\* now for a free up-to-date market evaluation with no obligation.

Not intended to solicit properties already listed for sale.

Tor. 874-3057 **873-3377** Res. 873-6790



Sandra Hurley  
\* Sales Representative



**\$179,900**

This lovely 2 storey offers 4 bedrooms, 2 bathrooms, finished basement and all the amenities. Nicely situated on a 1/4 acre lot. "A MUST TO SEE". Call Sandra Hurley\* for further details.

CW93-005

**50 Acres** GORGEOUS building lot with 669 ft. frontage, extends 2082 ft. to top of Niagara Escarpment. Excellent water. Partly forest covered. Permits available. Excellent investment. Call Sandra Hurley\* now! CW92-221 **7% MORTGAGE**

## ROYAL CITY REALTY

(FERGUS) LIMITED

PRESENTS THE DISTINGUISHED

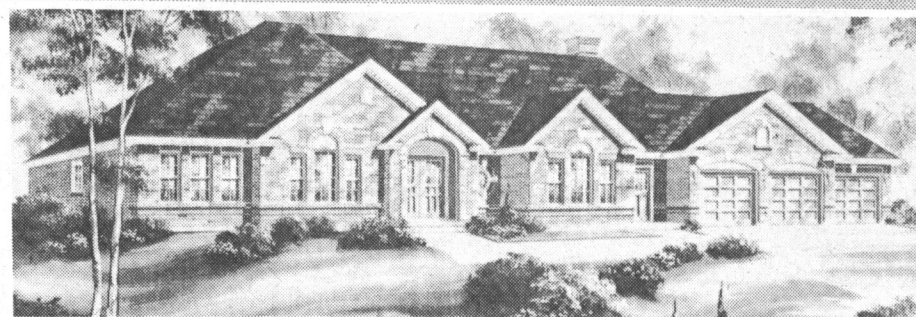
FROM \$159,900 (includes GST)

*Highland Lake*

OVERLOOKING LAKE BELWOOD

from 1100 sq. ft. - 3100 sq. ft.  
3/4 Acre Lots

ESTATES



Model Homes	BELWOOD
FERGUS	ORANGEVILLE
CITY RD. #26	
GUELPH	ERIN
HWY #24	



Colombe Summers  
Associate Broker  
(Bus.) 843-5400  
(Res.) 787-2452



Susan MacKenzie  
Sales Representative  
(Bus.) 843-5400  
(Res.) 843-4926

MODEL HOMES OPEN SAT. AND SUN. 11-5 MON. TO FRI. BY APPT.

**DEMAND THE BEST**