

# Property best investment

Former United States President Franklin Delano Roosevelt once said "real estate cannot be lost or stolen, nor can it be carried away. Purchased with common sense and managed with reasonable care, it is about the safest investment in the world."

That statement is still true even in today's economy.

Many homeowners are buying more property as an investment. There are many good reasons for doing so.

Property owners can benefit from several tax advantages including deduction for mortgage and tax payments, maintenance costs and depreciation.

You will almost always make a profit when you sell your property.

There is an increasing demand for housing, but only a limited number of houses being built on a fixed amount of land.

As a result, real estate tends to appreciate in value. It always keeps pace with the rate of inflation and usually exceeds it. Real estate investment is an excellent hedge against inflation.

Of course, you can also receive an income during your holding period by renting out the property.

Before you go looking for investment property, set your goals. Know whether you are most interested in after-tax income, a hedge against inflation, resale profits or upgrading

your investment over the years.

A real estate broker can help you decide on the right property for your goals, abilities and cash reserves.

Many investors start out by buying a second house to rent out. Such investments are relatively easy to maintain and manage.

Now is an excellent time for this kind of investment because there are few other buyers. If you can afford the property, you should be able to get good terms from the seller.

Houses in newly-developed areas can be bought at a reasonable price because the neighbourhood is not yet finished.

Once the development is complete and all the desirable features are built, the houses will increase in value.

Older houses can be a good investment if you have the time, money and interest to improve them.

These houses are less expensive, because they usually need some repairs. Upgrade one of these houses and you have a property with character that can be profitably rented or sold.

Those who are not as fond of manual labor may prefer to invest in a condominium. You can own and sublet a unit with relatively little expense and without being personally involved in maintaining it.

Tax benefits are a

major consideration when buying investment property, but they are not the only one.

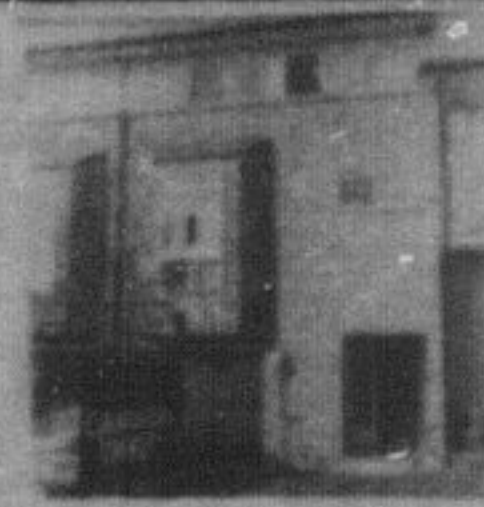
Look for a sound property that will meet all of your needs—and one

you will enjoy.

The Ontario Real Estate Association assures you that property is an excellent investment, but only if you buy wisely.

Canada Trust Realtor

83 TRAFALGAR RD. OAKVILLE — 845-7122



FIRST TIME BUYERS



CHRISTMAS IN THE COUNTRY...

Can become reality with this 3-bedroom bungalow on 1.5 acre wooded lot near Plattlesnake Point. The cosy den has a log-burning fireplace and walkout to spacious patio. Games room and family room on lower level. Just reduced to \$164,900. Call Herb Quinn at 845-7122, res. 844-9700.

IMMACULATE TOWNHOUSE. Walkout from main level, also, walkout from living room with balcony. \$40,000, mortgage at 10.5% to September 1984. Asking \$52,000. Call Harold Baxter at 845-7122, res. 844-3428.



# Royal Trust

REAL ESTATE FINANCIAL AND TRUST SERVICES

878-8188

400 MAIN ST. E., MILTON

Toronto Line  
826-9707

**REDUCED** to \$109,400. Crackling fires, pleasant dreams, large spacious home needs a loving family. Excellent value.

**\$25,000 DOWN PAYMENT** gets you this exciting home with separate area ideal for in-laws. It's spotless.

**LARGE** split level detached with separate dining room. Huge family room. Main floor laundry. Ideal floor plan for kids.

**LORRAINE RANDALL 878-8188**

**COUNTRY** Cedar bungalow on 1/2 acre lot. Cathedral ceilings. 2 fireplaces, finished basement, \$121,900.

**ALL BRICK** and all the extras: fenced lot. Separate dining room, upgraded carpet, ceramic tile. Shows well.

**CARLISLE** custom bungalow. 1/2 acre wooded lot. Fireplace, sun porch, cozy and private country home.

**LYNN GORDON 878-8188**

**TRADITIONAL** style and quality. 2 Storey in select court. Main floor family room. Reduced to \$98,900.

**MOST DESIRED** all brick 2 Storey 4 bedroom immaculate home in a prestigious area. \$25,000 down.

**ENJOY** village living in this large ranch home. Huge bedrooms, 3 bathrooms, huge kitchen and family room.

**RON NORTH 878-8188**

**2 FLOOR** brick farmhouse. Small barn with water and hydro on 10 acres. Just west of Campbellville.

**A BEAUTY** 1.4 acres, brick & aluminum el. ranch. Extra large garage and shop. Choice garden area. Reduced to \$89,900.

**RIDING STABLES**, yes, on 103 acres rolling land with stream, house and barn. Needs some repairs \$129,900.

**PAUL McCARTHY 878-8188**

**CAPTIVATING** inside and out. \$76,900 semi. 47 x 120 foot lot with 10% mortgage till 84.

**UPGRADED** carpets, cupboards and outside brick make this home an attractive buy.

**NEW LISTING**—\$92,900. Huge master bedroom with 4 piece ensuite on lot backing onto park.

**VINCE BURNETT 878-8188**

**CHEERY** and accessible to schools and shopping. 4 bedrooms, oversized lot with inground pool.

**GLOWING** brick fireplace in an open concept family room, dining area and kitchen. 25 acres. Custom.

**GLEAMING** ceramic entrance hall and kitchen. Meticulously maintained with fireplace, 4 bedrooms.

**PAT LAMBERT 878-8188**

**YOUR BEST BET** is this 1900 square foot 4 bedroom home—main floor family room has fireplace for winter eves. Asking \$89,900.

**AN UNUSUAL DESIGN**—Ask Santa for this front split with beautiful stone fireplace in main floor family room. Extras.

**EXCLUSIVE** and private—come see this 4 bedroom backsplitted with huge family room with fireplace. Super extras!

**HAZEL BOON 878-8188**

**THE HUGE** master bedroom is one of the many excellent features that will turn you on in this one.

**TIMBERLEA** executive 2300 square foot immaculate throughout. Central air. 2 fireplaces. Landscaped and privacy fenced.

**ESCAPMENT** prime 2 1/2 acres plus a large 5 bedroom family home being sold under Power of Sale.

**SYLVIA BURSEY 878-8188**

**SPACIOUS** home in Georgetown area offers magnificent view of surrounding countryside \$330,000.

**BRIGHT** and cheery home with fully fenced yard. Natural fireplace adds warmth during the holidays.

**LOVELY** home located near schools and shopping. Huge master suite. Excellent financing at 10 1/4 %.

**DENISE KERSLAKE 878-8188**

**4 BEDROOM ERICK**—immaculate—mature Milton. Lovely lot. Rec. room. Good financing. Try an offer.

**ACREAGES**—1.42 acres N. of Campbellville. 2.25 acres S.E. of Milton. 3.57 acres plus—ideal potential horse farm.

**CHARMING** Victorian country home. Small acreage. Family room, 2 baths, large kitchen. Great terms.

**A. LEAR-COSTIGAN 878-8188**

**QUALITY** Country 4 bedroom home centre hall plan, main floor family room. 0.8 acres. Reduced \$128,900.

**HOUSE AND BARN** on 4 acres. Cathedral ceilings in living room and dining room. Great potential. \$87,900.

**BE A MAN** of property—Unique castle on 52 secluded acres. Must be sold. Finish in your own style.

**6000 SQ. FT.** Tudor Manor style on 5 lovely acres. 17 rooms, 5 baths, 5 fireplaces. Inground pool.

**26 ACRES** and house—horticultural.

**100 ACRES** plus house plus silos plus barns.

**STORE** plus workshop plus apartment downtown.

**SMALL BUSINESS** in plaza for Mom.

**4 BEDROOMS**—main floor family room, 2 car garage, large lot on quiet crescent. Asking \$104,900.

**0.9 ACRE** commercial/develop land.

**TOWNHOUSE**

Are you looking for a townhouse? We have several models and floor plans to choose from. Our listings start at \$43,900.

**OPEN HOUSES**

Saturday, December 11th 2.30 to 4.30

Several locations in town. Just follow the arrows on the Royal Trust signs, then come on in for your personal inspection.

**KEN OR AUDREY NEWELL 878-8188**

**ANNOUNCING**

Alan Carter is pleased to announce the appointment of Ron North as Sales Representative. Ron has been actively selling Real Estate in the Milton Area. His knowledge and professionalism are a tremendous asset to our office. We invite you to call him at 878-8188 or his residence 335-1526.



**RON NORTH**

**OUR NEW LOCATION 400 MAIN ST. MILTON.**

## Steam club executive is named

John Calder of Jerseyville has been elected president of the 600-member Ontario Steam and Antique Preservers' Association, sponsors of Steam-Era reunions in Milton for the past 22 years.

He took over the president's chair last week from Ross Calder (no relation) of Cambridge, who was club president for the past two years. The new vice-president is Spencer Wilson of Norval.

Gordon S. Hume, of Milton, was elected treasurer. Gordon Rayner, of Milton was re-

appointed to his sixth term as club secretary.

The other directors for 1982-83 include Jack Layman of Georgetown, Allan McBay of Caledonia, Willis Schneider of Kitchener, Fred Rudell of Georgetown and Don Partrick of Bramalea. Mr. Hume and Mr. Layman are new directors this year, replacing retiring directors Roy Botterill of Grimsby and Jack Arthur of St. Agatha.

Plans are already underway for the 23rd annual steam and antique reunion in Milton, Labor Day Weekend 1983.