

# REAL ESTATE is a great place to INVEST



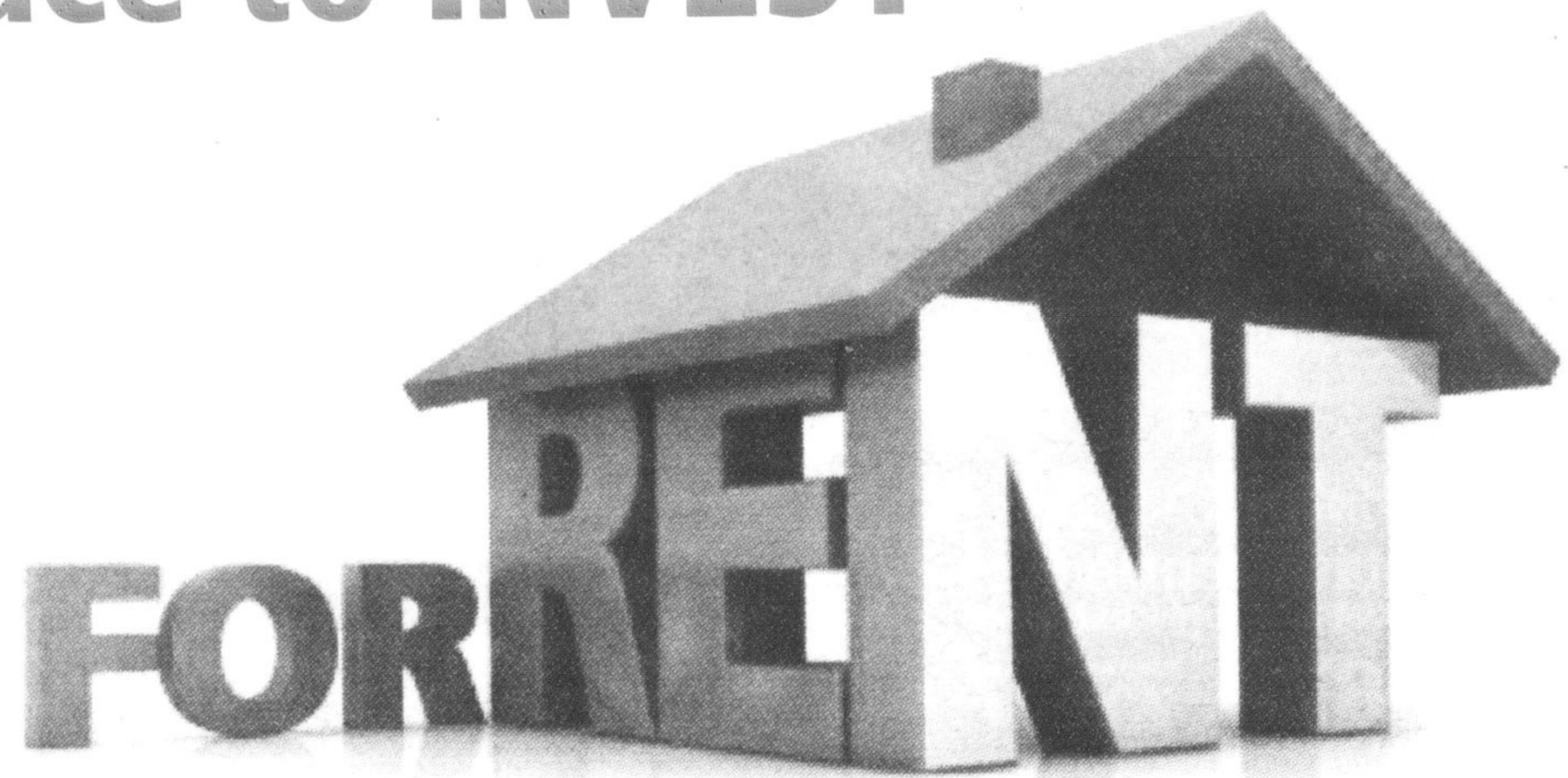
The spring market has already started. The fact that interest rates remain low and housing prices have balanced out make it a perfect time to buy.



**Beverly Frosch**  
Inside Milton  
Real Estate

ment choice. I know that will not sit well with many people who think inside the box. Why not take \$30,000 equity/savings or line of credit, purchase a townhouse in one of the top 10 places to invest in Ontario, wait for five years and have someone else pay your mortgage during those 5 years. Plus make a profit each month that you can use to pay down your line of credit, and write off the interest. One investor I know has this definition of a tenant: "A partner in business who will open up the shop each morning and lock it up at night. They will look after security & inform you of potential problems in the business. They will cut the grass, rake the leaves, shovel the snow, and pay all the utilities. They will even pay all your mortgage payments and taxes. Then, in the end, they will relinquish all monetary interest in the business and walk away, leaving you with the profits."

The basic housing prices have consistently increased over the decades. We have the GDP rate of just over 3



percent, and a population growth to support the development that is occurring in Ontario. This only leads to increased rental demands. So I ask you; is 2011 the time to buy your first investment property? If you nodded yes then check out <http://www.meetup.com/The-Real-Estate-Group-of-Milton>.

Best of luck, think out of the box and make it your year! And if you are thinking of investing, give me a call as I am in the business of Real Estate investing.

Email your Real Estate questions to [beverly@frosch.ca](mailto:beverly@frosch.ca)

Beverly Frosch is a Sales Representative with RE/MAX Real Estate Centre Inc. 905-878-7777

Remax is forecasting an increase average of 3% for 2011. The day I wrote this article, the posted Bank of Canada rate was 1.25%. Now you don't need to be a mathematician to figure out that REAL ESTATE is a great place to INVEST. There are so many options to invest in right now. For example; there are some great condo projects being built in the GTA. If you purchased a condo for \$300,000, by the time it was built, based on a 7% appreciation a year over three years, that would be more than a 100% return on your 20% down payment. This is an exciting time in Real Estate; there are so many amazing opportunities to leverage! Personally I do not agree with RRSP's and RESP's as being your best invest-

## REAL ESTATE CENTRE

22 Ontario St. S.,  
Milton, ON  
**878-7777**

**Jack McCrudden**  
*A Name you can Trust!*

905 878-7777

**NEW LISTING**

**COZY BUNGALOW**

Located in Old Milton with tons of parking. 2 bedrooms plus bathroom. **MLS 2024676 \$289,000.**

For further information call Jack.

**NEW LISTING**

Premium oversized lot end unit attached only by grge. Ebony ash hrdwd in LR/DR/FR, lrg eat-in kitch w/sliding dr to bk patio. 42" espresso kit cupboards, ceramic tile in kitchen & baths, stone back-splash. Cozy FR, WI CC in MBR, oversized soaker tub w/sep shower, 2nd flr laundry room w/additional cupboards. Unabstracted pond view, 3 pce rough-in bath in LL. Escarp neighbourhood, Energy Star Home. **MLS 2024932. \$422,800.** For further information call Jack.

**SEMI FOR LEASE**  
**\$1450/mth. Freshly painted.**  
For further information call Jack.

**MOE MILJOUR**  
Sales Rep

direct 416-346-1682

office 905-878-7777

**\$369,900**

**BEAUTIFULLY LANDSCAPED**

A gorgeous all brick semi on a premium corner lot. Large open concept kitchen with ceramic backsplash, gleaming hardwood floors, w/o from liv rm to fenced yard & patio. Mstr bdrm with 4pc ensuite & w/i closet. Formal separate dining rm. Professionally finished recreation rm with additional 2pc washroom. Central air, inside garage entrance. Upgraded crown moulding and baseboards. A spotless family home. Call Moe 416-346-1682.

**Want to target your message**

Do you want to reach the new home owners in town or are you interested in the older part of town, or both.

We can deliver your flyer to the exact demographics you want to reach.

**\$50 PER 1,000 FLYERS**

**Champion**

For your next flyer drop call:  
**Diane Wolstenholme,**  
Sales Representative  
at 905-878-2341 ext. 212  
[dianew@miltoncanadianchampion.com](mailto:dianew@miltoncanadianchampion.com)

**FLOWERS** Direct 647-407-5061  
[flowers@remaxcentre.ca](mailto:flowers@remaxcentre.ca)

**HOT NEW LISTING!**

Fabulous 3 bedroom Semi in the heart of Mattamy's Hawthorne Village. Stunning Bamboo hardwood floors and an eat-in kitchen on the main floor. Master bedroom has a walk in closet and a ensuite bath. The basement is finished with a large Rec room adding more living space. 2 car parking on a quiet street walking distance to parks, shopping and all other amenities. **\$344,900.**

**BRAND NEW PRICE!**

Greenpark's Hadfield 2 located in the desired Milton Trails Escarpment phase. This gorgeous 4 bedroom 2240sqft all brick detached home has upgrades throughout including a customized ensuite and kitchen. The kitchen includes granite counters and an island with a built-in wine fridge. The ensuite has been upgraded to be a one of a kind bathroom. Gleaming hardwood floors & 9' ceilings on main level. Bedroom 3 has semi ensuite privileges and bedroom 2 offers a 2nd floor balcony retreat perfect for relaxing. Fully fenced yard with a beautiful deck to entertain family and friends. **\$499,900.**

*"PLANTING ROOTS IN THE COMMUNITY"*

The Best Coverage...

In Print and Online...

For One and All...

## Best Homes

905.878.2341 Ext. 212

Or visit on the net... [www.miltoncanadianchampion.com](http://www.miltoncanadianchampion.com)