

Canadians Purchasing over 23% of U.S Real Estate.



Beverly Frosch
Inside Milton
Real Estate

Many Canadians are dreaming of heading south for the winter, but not just to beat the cold. They have real estate investing on their mind! Our strong dollar combined with LOW housing prices in the United States provide a great investment opportunity.

Here are some 2010 foreclosure statistics;
Florida 1 in every 409 houses were in foreclosure
California 1 in every 200 houses
Arizona 1 in every 175 houses
Nevada 1 in every 93 houses.

1) For many Florida real estate investors, this is the first time that they can cash flow \$300+ per month on rental properties as part of their long term buy & hold strategy. Many who were investing 5 years ago were actually spending money each month to hold their rentals and were speculating on rapid appreciation that did come to fruition but only for a short amount of time.



2) Speaking of long term buy & hold strategies, it's a smart one because the U.S. Census Bureau estimates that Florida is one of three states that will account for nearly half of the total U.S. population growth between 2000-2030. The Bureau also estimated that by this year (2011), Florida would be the third most populated state in the country! Let's face it -- people are still moving to Florida and will continue to year after year -- both families as well as retirees. These people will need homes to rent and homes to purchase.

3) Interest rates are low, which translates into more buying power for homebuyers.

4) Many of you will think, I can't invest in Florida, WRONG! Canadians generally have equity available in their homes/lines of credit, or talk to banks that have branches in the U.S. to provide financing.

At the time I wrote this article you can purchase a 3 bedroom condo, 10 minutes from Disney for \$69,000. Now the cost for a tourist to rent is anywhere from \$65.00 to \$175.00/night with additional charges \$75 for cleaning fee, plus 13 % tax & 39.00 processing fee. Caching! There is money to be made in the U.S right now, by buying and holding real estate. Real Estate always appreciates over time. The fact that Florida will be one of the highest for population growth, makes it a perfect place to buy. People always need a place to live. Many properties available in the Florida market right now already have tenants currently living in them. Perfect, you purchase a property for future retirement and already have someone paying your mortgage right of the bat!

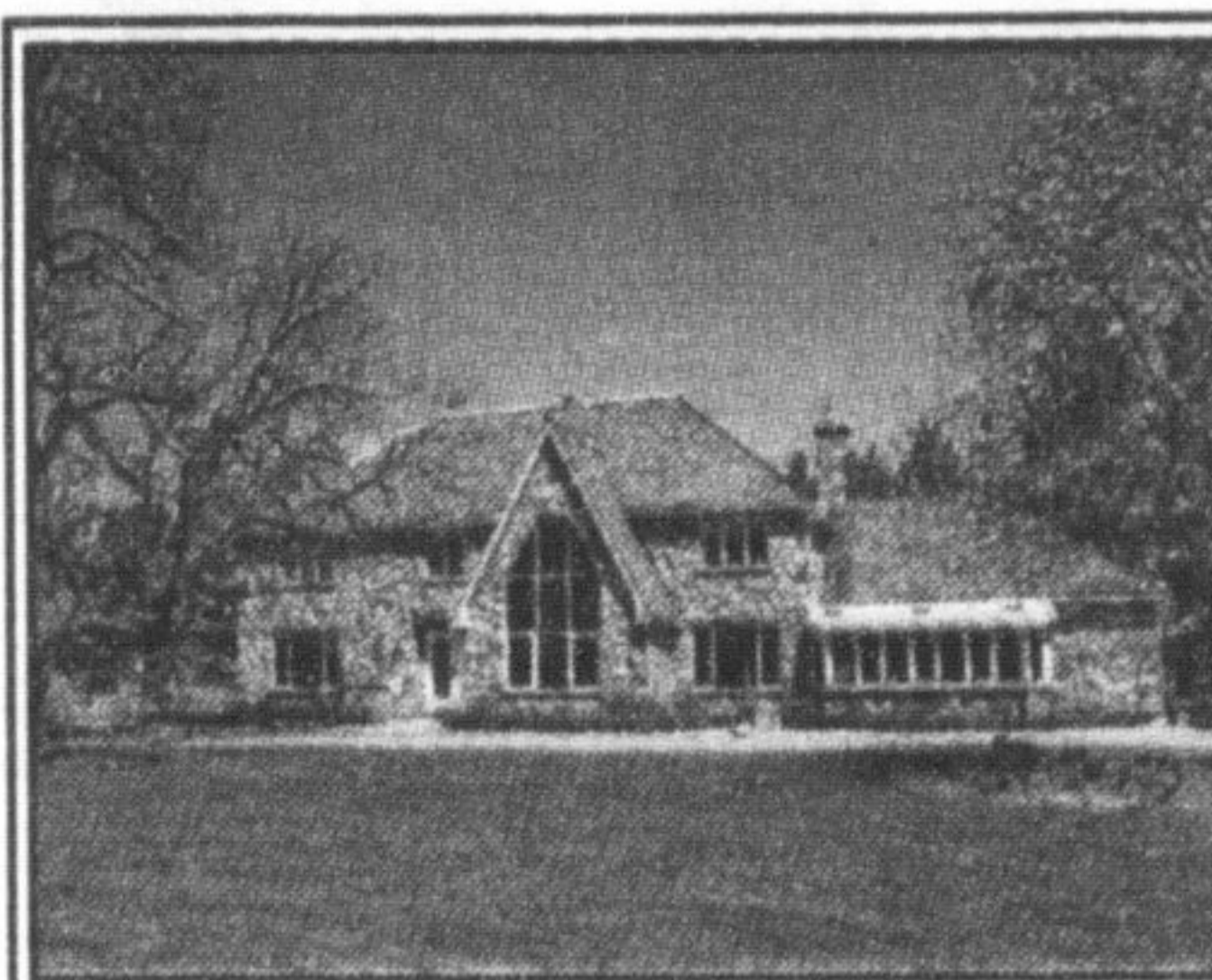
I believe that these reasons alone provide a compelling case for why those who have been considering Florida real estate investing should get off of the sidelines. An investor with integrity and good intentions should see this current market as an opportunity to build wealth and also help many struggling homeowners who have faced foreclosure and are in need of affordable housing options while rebuilding credit. If you are considering purchasing Real Estate south of the boarder, I would be happy to help. I hold a designation for International Real Estate which allows me to assist clients purchasing out of the country. Best of Luck, "Remember you have to think outside of the box to get ahead in LIFE."

Email your Real Estate questions to
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UNIQUE CUSTOM STONE HOME

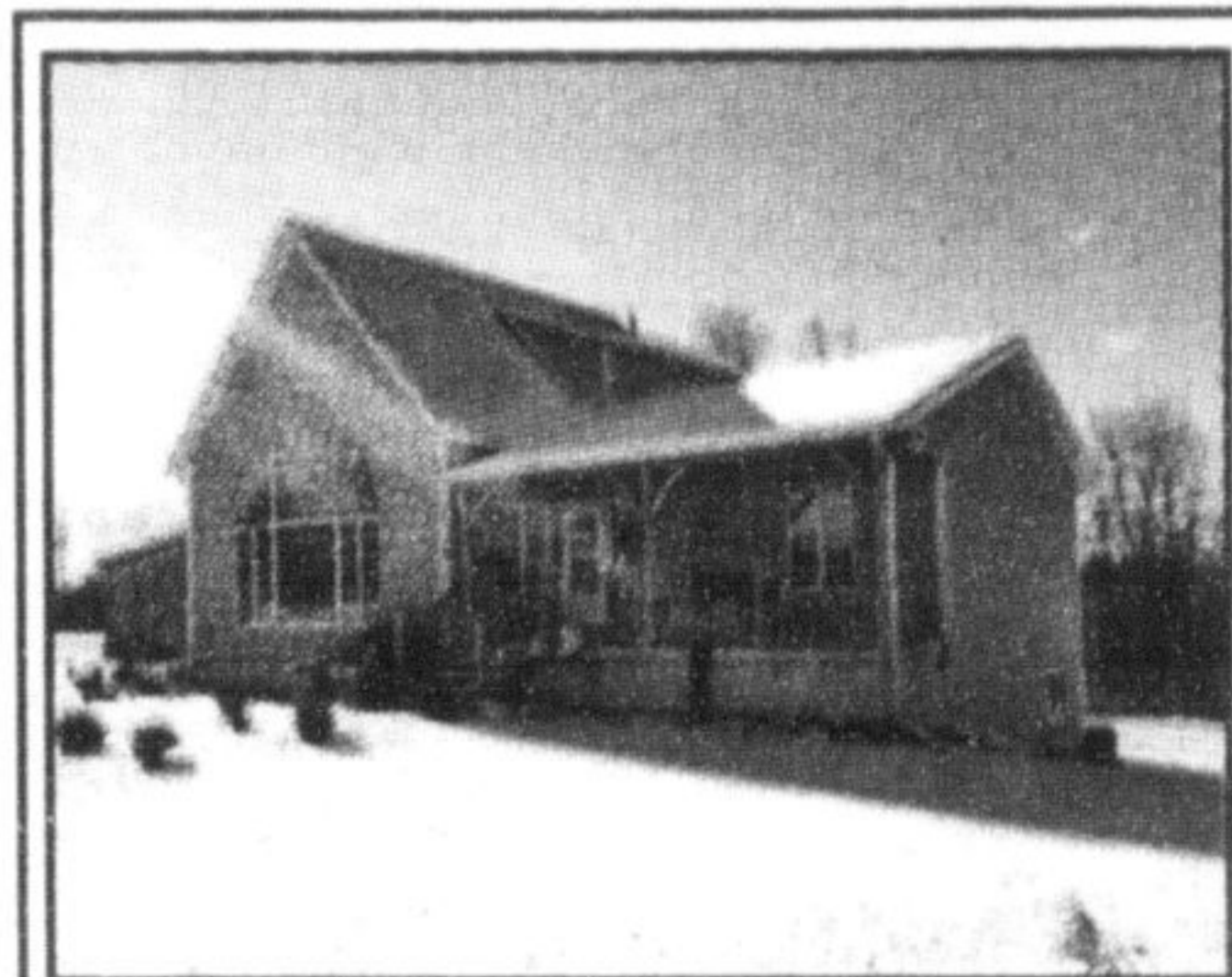
with walkout built on 90 acres. Large centre hall with winding staircase & soaring ceilings. Numerous upgrades include large kitchen with granite island & high end built-ins, luxurious spa bath, solarium with heated floor. Professionally landscaped grounds, Barn including 10 box stalls and Quonset outbuilding. Inground salt water pool. Don't miss out! **MLS#2016017**
New Price \$1,300,000.



COUNTRY LIVING

Fantastic opportunity to escape the city and enjoy this gorgeous 1 acre property just minutes from the city. Charming 3+1 bedroom bungalow located on a large lot. This family home boasts a circular drive, lower level in-law suite w/ wood stove, attached garage, new roof in 2010. "A" frame shed in rear yard for plenty of storage. **\$449,000.**

SOLD!



ESCARPMENT

Lovely custom built Timber Frame Home with soaring ceiling, beams, fantastic Palladium window and beautiful countryside views. Nicely situated on 20 acres on a high point of Niagara Escarpment. Convenient walk-out lower level, wrap around deck, barn(shed). Perfect hobby farm located minutes to all amenities, very private, backs on to Conservation **\$998,000.**

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