

Winter Home Connection Brought to you By: Kim Bailey



Buying, Renovating Homes Key to Stimulating Economy



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Tupperware

Spray your Tupperware with nonstick cooking spray before pouring in tomato based sauces and there won't be any stains



Wine

Don't throw out all that leftover wine, freeze into ice cubes for future use in casseroles and sauces.



Candles

Candles will last a lot longer if placed into the freezer for at least 3 hours prior to burning.

Celery

Wrap celery in aluminum foil when putting in the refrigerator and it will keep for weeks



The federal budget 2009 announced several incentives to get Canadians spending by buying a first time home, or renovating the one they are already in. Some of the highlights include:

- *providing first-time buyers with additional access to their registered retirement savings plan savings to purchase or build a home by increasing the home buyers plan withdrawal limit to \$25,000 from \$20,000
- *Assisting first-time buyers by providing up to \$750 in tax relief to help with the purchase of a first home.
- *Implementing a temporary Home Renovation Tax Credit that will provide up to \$1,350 in tax relief
- *providing an additional \$300 million over 2yrs to the ecoENERGY retrofit program

Investing in a Second Property

If your thinking about buying a piece of real estate as an investment property, market conditions are definitely in your favour. While the resale housing market has seen tremendous amount of activity from first-time buyers in the past year, it's also a perfect time for existing homeowners to invest in secondary residential properties.

With record-low interest rates and significantly lower prices its hard to go wrong— unless, of course you lack the financial means to make the investment. After all, you have to be ready to meet all the obligations that come with owing more than your principal property.

For instance, keep in mind that if you intend to rent out the second property, you'll also have to be prepared to deal with tenants and handle maintenance costs.

Leverage: Secondary home ownerships is an attractive investment option because it gives you even more leverage than you have with your principal residence. Leverage is when a relatively small amount of your money controls a much larger asset— like a property.

The more leveraged you are, the greater the financial return on your down payment becomes if the value of your property increases. There are very few other investments which can be purchased with such a small percentage of your own money.

For instance, let's say you acquire a second property for \$100,000, with a \$15,000 down payment, and during the first year that you own it, the property increases by a value of 3% for a \$3,000 gain. As a result, the return on your down payment of \$15,000 is 20% - \$3,000 divided by \$15,000

Other Investments: By comparison, let's say you were to buy a term investment of \$100,000 (in cash) for one year and it increased by \$8,000 over the course of the first year. Since it cost you \$100,000 in cash to buy it, the return on your investment is only 8% before taxes. Obviously, leveraging is a powerful way to make your money work for you.

If you would like more information about purchasing a second property, consult a Realtor. Kim Bailey



Brokerage

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Testimonial

We had the pleasure of working with Kim for several months while buying and selling our property.

The best thing about her is that she makes you feel like you are her one and only client!

She's always there when we need her and never pressures you whether it's accepting an offer or putting one in.

Best of all, I now know a great realtor and have made a great friend along the way. The kids will miss you too!

Margo and Sean



www.kimbailey.ca



Kim's Favorite Recipe.....Chocolate Chip Oatmeal Cookies.

From the Kitchen of Shannon, a high school friend

Ingredients

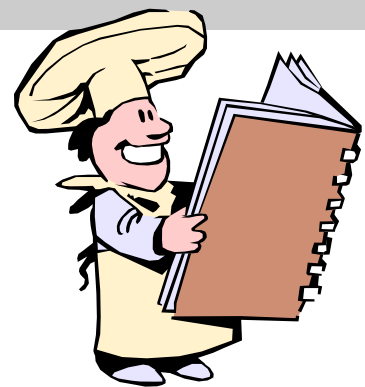
- 3/4 cups brown sugar (firmly packed)
- 1/2 cup white sugar
- 1/2 cup margarine
- 1/2 cup shortening
- 2 eggs
- 1 tsp vanilla
- 1 1/2 cups flour
- 1 tsp baking soda
- 1 tsp cinnamon
- 1/2 tsp salt
- 2 cups chocolate chips

Cont.....
2 cups oatmeal

Combine: margarine, shortening, white sugar, brown sugar and then beat in eggs and vanilla.

Add flour, baking soda, cinnamon, salt, chocolate chips and oatmeal.

Bake at 375 F on a greased cookie sheet for 10 to 15 minutes or until golden brown.



“Look for my next newsletter in the spring.....for more tips.”