

US Real Estate

Contributed by Administrator
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Citrine Investment Services, in conjunction with Stirling Properties, presents an RRSP eligible, six-year secured real estate investment opportunity that repays your original investment during the term of the project and an industry-best profit sharing of 70% to the investor at the end of term. Profits are generated from a number of sources including a positive cashflow from the project, property appreciation, paydown of the mortgage (as a result of the tenants paying rent) and the possibility of converting some or all of the rental units into condominiums. The security on your investment is real estate based with the Limited Partnership owning multi-unit residential buildings. When it comes time to cash out, the investors as a group will have a number of options to consider. The investors, by unitholder vote, will decide the most favourable option at the end of the project taking the best advantage of the economic environment at that time.

The fundamentals for investing in rental property in the U.S. are compelling. Factors such as low interest rates, a continued strong Canadian dollar, the volatile stock market and the U.S. sub-prime mortgage crisis are causing a shift from home-buying to renting in the US market. These trends make this opportunity very appealing. As well, by mortgaging the property, investors control millions of dollars in real estate for only a portion of the cost of the buildings. Rental property pricing in Texas is comparative to the mid–90s in Alberta. Properties are being acquired mainly in San Antonio and Austin Texas, both of which continue to enjoy strong and stable economies; high in-migration, no state taxes and per-door apartment purchase prices at least 50% lower than some Canadian markets. The issuer has worked hard to ensure that the investment is tax effective. For those investors looking to optimize their RRSPs, this investment allows for tax sheltered growth inside your RRSP and substantial dividends outside your RRSP. Of course, this opportunity is also good for those investors looking for investments outside their RRSP!

For more information please download the following documents, or contact Rene directly:

[Austin Texas Real Estate Brochure \(PDF\) *right-click "save as..." \[600KB\]](#)