

## U.S Investor Alert From Ozzie

All of us that are interested in investing 'down south ' are concerned with buying in quality areas...no 'bad foreclosures' in tough parts of town and the financing, legal and tax ramifications of owning property in the U.S.

With the crazy fluctuations of the Canadian versus the US dollar, we should also start thinking about converting whatever funds we plan to invest whenever the Canadian Dollar nears par, as today.

We are getting very close to launching a property in Phoenix which will require a down payment of approximately \$50,000. (35% of purchase price) As the dollar today is at .998 U.S. it is highly recommend that you change this amount into U.S dollars. If the dollar goes down to .98 like it was a few days ago it will save you a thousand dollars!

Much success,  
Ozzie

## Area Updates

### Mineral Exploration Booming

With **700 mineral exploration projects underway** and another 30 proposed, the BC mining industry is facing a significant labour shortage.

Enter **The BC Mineral Exploration and Mining Labour Market Task Force** which will focus on established long term human resource goals in order to assist in filling the estimated **15,000** jobs which will open up in the industry within the next 10 years. The Task Force includes all stakeholders affected by the pending labour shortage.

### Smithers



The Smithers mine project is moving forward according to an article written by Prince George Citizen staff writer, Gordon Hoekstra

Thompson Creek Metals Company Inc. hopes to get an underground mine near Smithers producing soon which will add to its Molybdenum supply in northern B.C.

Thompson Creek chairman and CEO Kevin Loughry told a Wall Street analyst forum in New York that they'd just recently received a completed feasibility study on the project and that they hope to approach the board in the second quarter in 2008 to present it to them.

### Prince Rupert

The Port of Prince Rupert continues its impressive annual growth in shipment volumes, surpassing 10 million tonnes in 2007 for the first time in a decade, according to Prince Rupert Port Authority press release dated January 16, 2008.



The press release included other Prince Rupert highlights such as:

-Coal exports increased 89 per cent with continued growth projected for 2008

-Start up of wood pellet shipment business at RTI to meet growing global demand for bio fuels to offset fossil fuel carbon emissions

-Continued strong global demand for agri-foods maintained high capacity throughout at PRG

-The cruise business achieved a 56% increase in passengers compared to 2006, including a record year with nearly 100,000 cruise ship passengers coming into Prince Rupert over the course of a season

### Kitimat

Provincial geologists have recently uncovered mineral deposits between Terrace and Kitimat promising enough to warrant further exploration. The site contains lead, zinc and silver, mines minister Kevin Krueger told those in attendance at a forum held at the annual Roundup mining and exploration conference in Vancouver.

#### Tell us about your experience with AMG

If you would like to provide a testimonial to be added to the website at <http://www.amginvestments.com/testimonials.html> please e-mail Joanna at [joanna@amginvestments.com](mailto:joanna@amginvestments.com). We will draw 5 names for 5 nice bottles of wine!!

## Update – Past Offerings

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**Ashland Meadows – Quesnel**  
31 mobile home lots  
Purchased May 2005 \$18,000  
Recent sales \$28,000  
**\*ROI 222% with 25% down**  
New home complete and listed for \$185,000



**Rosewood Court – Kamloops**  
48 Apartments  
Purchased Jan. 2004 \$42,900  
Recent comparables 100,000  
**\*ROI 483% with 25% down**

**Roosevelt Apartments, Prince Rupert**  
45 Apartments  
3 bedroom, 1000 Sq. Ft.  
Purchased Jan. 2007 for \$70,000  
Recent comparables \$109,000  
**100% occupancy as at April 1 (up from 70% when first purchased)**



**Cameo - Ft. St. John**  
24 Apartments  
Purchased Sept 2004 \$60,000  
Recent sales \$95,000  
**\*ROI 233% with 25% down**



**Colonial House – Salmon Arm**  
17 Apartments  
Purchased April 2006 \$136,000  
Recent Sales \$170,000  
**\*ROI 100% with 25% down (1 yr)**



**Bavarian Villa – Kimberley**  
12 Apartments  
Purchased Dec. 2004 \$55,000  
Recent Sales \$116,000  
**\*ROI 373% with 25% down**

**Wilkinson – Quesnel**  
36 Apartments  
Purchased Feb. 2006  
**Average Price \$55,000**  
**97% occupancy**



**Sage Apartments Merritt**  
50 Apartments  
Purchased March 2007  
**Average Price \$60,000**



**Alpine Vista – Kimberley**  
14 Apartments  
Purchased Feb 2005 \$ 55,000  
Recent sales \$116,000  
**\*ROI 407% with 25% down**



**Sherwood Manor – Nanaimo**  
54 Apartments  
Purchased July 2006 \$140,000  
Recent listing \$195,000  
97% occupancy

\*ROI = Return on Investment



### Noted Quote:

In my experience, in the real-estate business past success stories are generally not applicable to new situations. We must continually reinvent ourselves, responding to changing times with innovative new business models." - Akira Mori