

## *Happy New Year!!*

Welcome to the second edition of our quarterly Newsletter. 2007 was an incredible year and we look to 2008 to be even better!

While there are uncertainties in the world today, there are exciting opportunities ahead. That is... prudently bought, well managed growth opportunities. We look forward to capitalizing on as many as possible.

For the first quarter 2008 our emphasis is going to be on opportunities in **Northern BC** and **South of the border**.

With our dollar close to par and a slowing U.S. economy there are going to be buying opportunities for the patient and prudent investor down South. Likewise in **Northern BC** there are opportunities spawned by the Prince Rupert Container port expansion.

**Mineral Exploration in B.C. has hit a record. Junior prospecting and development totalled \$416 million for 2007. The last record was \$265 million in 2006 – all good news for B.C.**

*We will be sending out notices for information meetings for our next projects in late January. We look forward to seeing you there!*

### **AMG Referral Program**

If you have a friend who may be interested in our offerings, please contact Joanna Kuhling regarding our \$500 "thank you" referrals at [joanna@amginvestments.com](mailto:joanna@amginvestments.com)

## *Looking Back...*

This past year held a number of landmarks and changes for AMG Investments.

In June we closed the largest number of units in our history in Williams Lake.



We kicked off the holiday season at Ozzie's Real Estate Action Group's awards ceremony by being voted Best Real Estate Investment Company in 2007.

The awards night was put on with the purpose of honouring individuals and companies that shine in the industry

We hired our first Client Services Manager, Joanna Kuhling. Joanna joined us in June 2007 bringing with her several years of experience in real estate conveyancing, marketing and administration .



AMG held our first client appreciation party for our 2007 buyers at La Bodega Restaurant on November 20, 2007.

## Update – Past Offerings

Jan/08  
Page 2 of 2



**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  
90% occupancy (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:**

“If a man empties his purse into his head, no man can take it away from him. An investment in knowledge always pays the best interest.” – Benjamin Franklin