



## Update on Phoenix

After 8 months of working on a US deal, we launched our first one on September 15th. The Raven's View condos border "The Raven at South Mountain" golf course and feature vendor financing at **5% for 3 years**.

Fortunately many clients locked in the US dollar when we advised them to last May at Par! The recent sinking Loonie further illustrates the importance of having US assets in an investment portfolio. It is the currency that stands up when there is a "flight to safety". The Raven's View condos will be the first of hopefully a string of successful US endeavours!

## Area Updates

### Rio Tinto to Invest US\$300 million



Rio Tinto is committing another **\$300 million U.S.** which will "allow us to continue building on what the project team has already accomplished," said Jacynthe Cote, President of the primary metals unit. "We will progress with construction and drive further value from the project."

As a result of the modernisation of the Kitimat aluminum smelter, current production will increase from **245,000 tonnes** per year to **400,000 tonnes** per year which represents a **growth of more than 60%**.

The modernisation plant will reduce greenhouse gas emissions by up to **40 per cent per year** due to Rio Tinto Alcan's proprietary AP technology which is the **most energy efficient, cost effective, and environmentally friendly smelting technology available**.

### Walmart in Williams Lake

The beginning stages of Williams Lake's first **Walmart** is finally underway. 470,000 cubic meters of dirt has been cleared to make way for the development, an investment in excess of **\$30 million**.



Scheduled to open in **2009**, development of the supercentre is expected to create **200 construction jobs**, and upon completion is projected to **employ more than 200 people** in the community.

According to a WesBild Shopping Centre study, an estimated **\$40 million** a year was leaving Williams Lake and going to Prince George and Kamloops.

According to a city staff report, the City will spend **\$1 million on improvements** on South Lakeside Drive, realignment of Hodgson Road as well as extended services on Highway 20 as part of Stage 1 of the development.

In expectation of further development, council approved an additional **\$200,000** a year between **2009 and 2013** to provide **further extended services** to South Lakeside Drive and Highway 20.

### Northwest Transmission Line

The Province of British Columbia will begin the process towards building a powerline which will potentially create **thousands of new jobs**, generate **billions of dollars in capital investment** and open **economic opportunities on a global scale** in Northwestern BC, according to Premier Gordon Campbell.

Campbell made the announcement during his annual Union of B.C. Municipalities address, claiming that "this project has the potential to attract **\$15 billion in new capital investment and create 11,000 jobs**."

Gordon Campbell has announced that environmental assessment process and First Nations consultation will begin immediately.

#### 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)



*A quarterly newsletter for our investors*

## Update – Past Offerings

Oct/08  
Page 2 of 2



**Walsh Avenue Apartments - Terrace**  
49 Suites  
Purchased April, 2008  
\$69,900, \$79,900 and \$90,900

**Crestwood Estates - Williams Lake**  
76 Townhomes  
Purchased July 2007  
\$109,900 and \$114,900



**Kuldo Apartments - Kitimat**

8 ten unit buildings for \$250,000 each  
Purchased April 2007



**Rosewood Court - Kamloops**  
48 Apartments  
Purchased Jan. 2004 \$42,900  
Recent comparables \$120,000  
**\*ROI 718% with 25% down**

**Roosevelt Apartments - Prince Rupert**

45 Apartments  
3 bedroom, 1000 Sq. Ft.  
**Purchased Jan. 2007 for \$70,000**  
Recent comparables \$109,000  
**96% occupancy as at Oct 1**



**Cameo - Ft. St. John**

24 Apartments  
Purchased Sept 2004 \$60,000  
Recent sales \$95,000  
**\*ROI 233% with 25% down**



**Sage Apartments Merritt**

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



**Bavarian Villa - Kimberley**  
12 Apartments  
Purchased Dec. 2004 \$55,000  
Recent Sales \$134,000  
**\*ROI 574% with 25% down**



**Alpine Vista - Kimberley**  
14 Apartments  
Purchased Feb 2005 \$ 55,000  
Recent sales \$116,000  
**\*ROI 443% with 25% down**

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



\*ROI = Return on Investment



**Noted Quote:**

“In the middle of every difficulty lies opportunity “ - Albert Einstein