

## **Geographical Opportunities for Real Estate Investment in North America for 2011: ... Mar 2011**

As many of you have found out, I am an **enthusiastic student of Real Estate investing**, having done investing, consulting, teaching, developing, agency work, and property management work over the years, in both Canada and the USA ... over the years, I have had 31 investments in the USA and 13 in Western Canada, all successful except for one ... for a few short years, I invested in the Public Stock markets, and like most, lost lots of money and lots of sleep ... so, I am back where I belong now, placing most all of my investment funds for retirement into RE, whether fee simple direct, or indirectly through REIC's, MIC's, LP's, or syndicated 2<sup>nd</sup> mortgages ... please allow me to share my thoughts about **present opportunities in North America:**

### **About Southern USA [the current darling]:**

Buy low, renovate long, raise tenant quality, and all the other proven good things, while enjoying fun in the sun ... a great recipe except for the unexpected and extensive legal, regulatory, and physical complications that make it more than ever necessary to have a well tuned organization to make this all work ... this is not some off the corner of the desk approach like many of us did in the 70's and 80's ... it would be unfortunate then to lose most of your good thinking and hard work as the 'Empire' declines, and the Canadian dollar moves within a range of 1.10 to 1.30 vs. the USD in the next 3 to 10 years ... use caution if this is your choice!

### **About Canada [the rising star]:**

Conservative and boring, not the country of the Oscars, now being recognized across the Globe for well-founded legal, banking, real estate, and political policies, multi-culturally proud, economically stable, relatively secure, low levels of paranoia, and leading the G7 nations in recovery from the 2008-09 recession-depression ... residential, commercial, industrial, and rural real estate in relatively great shape compared to other countries of the world, and now the subject of buyer interest from other countries, particularly intelligent people and organizations from the USA ... contains 3 of the top 10 'livable' cities in the world as recently rated by the 'Economist Magazine's Intelligence Unit'.

### **About Alberta [the oft-cited leader]:**

One of the continuing economic powerhouses of Canada with its vast and proven crude oil and natural gas reserves, its extensive agriculture and mixed farming, its conservative political traditions, and its entrepreneurial and hard-working workforce ... with oil prices hovering around \$100 per barrel, world demand increasing in the long term because of China and India, and world supply decreasing because of depletion and political instability, the price of oil has nowhere to go but up in the long term ... and contains the 5<sup>th</sup> most 'livable' cities in the world as recently rated by the 'Economist Magazine's Intelligence Unit'.

### **About British Columbia [the place to be]:**

The most beautiful and geographically diverse Province of Canada, gateway to the Pacific Rim, more multicultural than most other parts of Canada, often seen as more progressive in terms of politics, business, religion, and consumer demand, and having achieved a more well-balanced economy from that of 40 years ago ... usually places near the top in economic performance, public sector deficits and debt, and employment ... recently seen as now achieving more well-balanced political parties and public sector organization ... the spotlight shines brightly on this Province because of the recent winter Olympics, acceptance of Canada as a Chinese tourist destination, and the RE restrictions which appear to be gathering in Mainland China ... contains THE most 'livable' city in the world as recently rated by the 'Economist Magazine's Intelligence Unit'.

### **About the Lower Mainland of BC [always bucking other area trends]:**

The home of the most 'livable' city in the world, Vancouver, as recently rated by the 'Economist Magazine's Intelligence Unit', and the location of the most interestingly diverse range of residential living options anywhere in the world ... home to 3-1/2 million progressive inhabitants and destined to be near the top in in-migration and employment creation in the next 10 to 20 years ... the 'Regional Growth Strategy' for Metro Vancouver to the year 2040 is now in place ... its largely beautiful real estate, whether residential, commercial, industrial, rural, has largely escaped the downturn experienced by most other areas of the Western world, largely because of the 'Chinese influence' ... and, it appears to be, along with Toronto, the destination of choice for residential RE and tourist activities.

### **About what part of the Lower Mainland ... talk to me! ... [604] 538-7806**

And, recognizing that real estate is most often a big driver of the economy, and also that the economy is conversely a driver of real estate, let me summarize the **10 factors** keeping the '**West**' of Canada on top of the national growth chart in 2011 ... from Todd Hirsch, Vancouver Sun, February 24<sup>th</sup>, 2011:

- |                               |                              |                      |
|-------------------------------|------------------------------|----------------------|
| 1] A Global glow              | 2] Growing cities            | 3 ] Jobs, jobs, jobs |
| 4] Non-oil resources          | 5] Conventional oil drilling | 6] Fort McMurray     |
| 7] Soaring Canadian dollar    | 8] More diversified exports  | 9] Agriculture       |
| 10] Better fiscal environment |                              |                      |

If you are after **further perspective on Canada in the world**, compared to other countries, look up the website ... [www.globalpropertyguide.com](http://www.globalpropertyguide.com) ... find the '**property rights index**' among others ... enjoy!!

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