



# "We Sell Real Estate For Food"

Royal LePage Lifestyles Realty

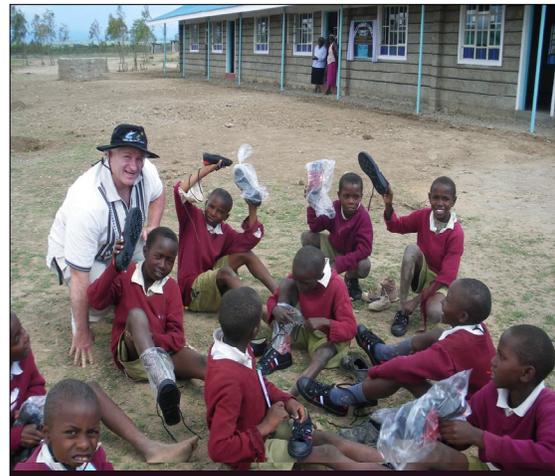
March 2009

## 2008 LACOMBE REAL ESTATE REVIEW

- [147—Single family homes sold](#)
- \$336,712.00—Average single family home list price
- \$328,719.00—Average single family home sale price
- [23—Half duplexes sold](#)
- \$263,265.00—Average duplex list price
- \$257,047.00—Average duplex sale price
- [2—Townhouses sold](#)
- \$214,616.00—Average townhouse list price
- \$208,500.00—Average townhouse sale price
- [6—Condominiums sold](#)
- \$218,950.000—Average condominium list price
- \$211,416.00—Average condominium sale price
- [1—Tri-plex sold](#)
- \$229,911—list price
- \$227,900—sale price
- [1—Fourplex sold](#)
- \$174,900—list price
- \$172,500.00 sale price
- [12—Mobile homes sold](#)
- \$84,517.00—Average mobile home list price
- \$80,171.00—Average mobile home sale price
- **\$640,000.00—highest sale price in Lacombe for 2008. Sold in Cranna Cove.**
- **\$21,000.00—Lowest sale price in Lacombe for 2008. Sold in Parkland Acres.**

## WE SELL REAL ESTATE FOR... "SHOES"

Thank you Pastor Ron—Just a simple observation and then putting that thought into action turned out to be an unbelievable experience. We handed out over 1000 pairs of shoes. Some fit, some didn't. Many of the children had never owned a pair of shoes and so didn't know which size to order or ask for. Once they were all handed out and tried on there was a huge free for all and somehow or other all seemed to trade and end up with the correct sizes. Sandi, Alyssa, Noelle and I were truly blessed to be part of such an amazing experience. A small \$5.00 pair of shoes may not seem like much but you would be wrong to think that. To these children that gift was huge and on par with anything



you may have received under your Christmas tree this year. Small things matter. If you ever get a chance to talk with Sandi she can share how small ideas can turn into extraordinary events when small ideas get turned into action plans.

*Thank you Jyl, Earl, Mom and everyone who helped buy shoes. It was mayhem. The kids were so excited.*

## EVERYONE SHOULD DO IT!

"... I gave the vaccine drops to a few villagers, and then I wanted my son to do it. He dispensed drops to an African baby cradled in its mothers arms. When we finally returned home, he said one night," Dad, that was a really important thing I did. **"Everyone should do it."** He

was only eight. And it was only one moment with one child. But he understood in that moment why giving felt so good and mattered so much. He changed after that; he's a teenager now, and he keeps looking for more ways to give." *Except taken from November 2008 edition of "The Rotarian"*



The Lacombe Rotary Club meets Fridays at noon for a luncheon meeting. New members are needed and Welcomed. Give Michael a call for information.

Hi Everyone,

It has been a long while since I have written everyone an email. I am at the Ian Castleman Orphanage where I will be for the next six months. Previously I spent two weeks at East Africa Mission Hospital. EAMO is a nice orphanage where the kids are well taken care of in every way. The couple running the orphanage is nice and devoted to improving the kids' lives. While there, Susan and I played with the children, tucked them in at night, read them stories, and I spent lots of time with the babies. They have a well run program and we were really there just to see how an orphanage can be run. I enjoyed my experience there greatly.

Then we came to Ian Castleman's Orphanage. This place is completely different from EAMO. When we first arrived the paint of the guesthouse walls was still drying. Our little home simple consists of 4 rooms (we were surprised it was so big). The contents were two sinks, a coldwater shower (they are working on a wood run boiler for us...so we take a shower in a basin), and a flush toilet (an elite item in Africa). The first night Ian gave us beds and mattresses to sleep on.

Now, A Better World has been setting up the guesthouse. Susan and I are turning it into a little home. We now have bunk beds since today, Dec 8, there are two ladies coming to join us for a month. We cook over a one burner propane run stove. Needless to say it takes along time to cook our meals. We have invented recipes for the limited selection of things we have to work with. There has been many a laugh over or 'experiments' as we call them and one would be shocked how excited two girls can get one we find a meal that tastes amazing.

Now to paint a picture of the orphanage...

There are 115 kids (and three more babies coming today). Many of these kids are disabled and/or have HIV. The orphanage is beyond crowded, dirty, and in need of a lot of work. School is out right now so the boys ride the donated bikes from dawn till dusk and the girls crochet. There is no program other than meals and worship time. Although yesterday we saw work being done. They cut some of the grass it was astounding. It hasn't been cut

in a long long time.

A typical day for me is wake up at 6am and be a worship at 6:30. From here we make our own excited breakfast of oatmeal. Then I go and feed the children. Many of the children cannot feed themselves. Susan and I have taken a special interest in a girl named Damaris who is 5 years old and the size of an infant. She is literally just a bone. It takes two hours to feed her so this takes up much of our time. We also help feed other children. For the first two weeks that we are here (we are into the second) we have been told to observe what happens. We have though done two very small projects. One was to begin sorting the baby room. The babies have more clothes than one would think, but they are always in a mess. We cleaned out the cabinets of clothes. It was nasty. We found rat poop everywhere, we removed rats nests, and many other disgusting particles. The workers were thankful because they don't have time to do this (and have never been shown how to clean properly-their definition of clean is far different from mine). This may sound like a small project, but it took an entire morning. We also have begun to clean the courtyard, which is a mess. Piles of junk are everywhere. It also happened that the sewer / drainage system (which is open) was plugged and located in the courtyard so we helped clean the mess while others unplugged it (needless to say nasty).

In the afternoon, I normally assist the nurse. The nurse is the hardest working person here and anything that happens is because of her. From Sabbath school, to cleaning, to care, it is her that knows how it should be done. I am learning how to clean wounds and sores. Needless to say, after this experience I will call nothing gross. I have seen more sores (I have no idea what kind) in many places. I enjoy this work. We also do physical therapy with some of the children. They had programs made for them and we help to carry it out on some of them. It is hard though because many of the cases are so severe.

My favorite day is Sabbath (as it

always has been). Susan and I taught the kids "I'm gonna sing sing sing..." all four verses in English. It took awhile but the kids enjoyed it. We hope to teach their Sabbath school this coming Sabbath. These kids really need to be treated like kids. We hope to use the felts that were donated.

One might think that these above experiences are hard, mundane, or not fulfilling, but it is when one is with the children that it is the best experience that one can ever have. These kids need so much love. I love every moment that I spend with them. Even though communication is hard I'm slowly learning Swahili and they do



know a bit of English. To feed a child for 2 hours knowing that no one else would (besides the nurse) just makes me see that there is so much one

can do in this world no matter your skill. To hold the new three week baby in your arms and thank God that it is healthy and to wonder how anyone could have left him on the side of the street is sobering. You just want to pour as much love as possible on the little guy. To see the girls neglected for no apparent reason makes one want to teach them how to be ladies, how to do something useful, and to stimulate them somehow (a project Susan and I are brainstorming about). To hold an HIV kid in your arms and to know that their future is so uncertain makes one pray to God for them and our world. To make a handicapped child who can't walk or talk smile is a moment that one should cherish. These past couple of days here I sing one of my favorite songs, "Little is Much when God's in it and no one can fathom the plans he holds." To see all this can make one's heart wonder what God is really doing with this earth, but what I remember is that I can't fathom his plans and they are so much bigger than this planet.

**"I just trust that my little is a lot when God is in it" Shantel**

Follow their story at [www.a-better-world.ca](http://www.a-better-world.ca)

# ADVANCE MORTGAGE INC.



Mortgage rates are at an all time low. The Bank of Canada is meeting again on March 3rd, 2009 and is expected to cut the overnight lending rate again. This in turn should lead to another round of mortgage interest rate cuts in order to provide confidence and affordability in the market place. As a mortgage broker I have access to several banks and different lending institutions and my service is at no cost to you. If you or anyone you know is thinking about a new mortgage please give me a shout for a free consultation.

- ### Mortgage Rates as of February 24th
- 1 year—3.89 %
  - 2 year—3.90 %
  - 3 year—3.99 %
  - 4 year—4.25 %
  - 5 year—4.29 %

- Prime Rate = 3 %
- Some of our services
- Free down payment
  - Self employed non-income
  - Best discount rates
  - Clients with credit issues
  - Private lenders
  - Pre-approvals

## OUR LIFELINE —MORTGAGE AND REAL ESTATE REFERRALS

Thank you very much to everyone of you our valued friends and clients that took the time and effort to refer your friends and family to us last year. We cannot express how appreciative we are that you trust us enough to pass our names along to your family, friends and business associates. The majority of our business is a direct result of referrals from friends, acquaintances, past clients, business associates and family. We literally could not be successful without your help. This year with the economic uncertainty globally and here in Central Alberta your trust

and referrals will be more important than ever for our continued success. So as we have asked many times before: If you or anyone you know is in need of a mortgage broker or realtor, please give us a quick call with their name and number and we will strive

to provide them with professional and friendly service. Our goal is to have all our clients feel the same way as Miles and Sally felt about the service we provided them.

Michael & Sandi- With deep gratitude for your superb excellence in the practice of Real Estate on our family's behalf, for your high degree of ethical conduct and for your personalized interest in our goals and desires. We thank you for treating us as valued clients rather than simply as another commission."  
*Miles & Sally*



*This picture has nothing to do with the article it is just one of my favorite experiences at a handicapped school in Africa. A sports day with volleyball, relay races etc was put on. Everyone was a winner that day as you can see by the smiles.*

## THE NEW MONEY MATH

- 15 X** your desired annual retirement income = the amount you'll need to save to retire at age 65.
- 30 %** of your credit line = the maximum you should owe on any one credit card.
- 28 %** of your gross monthly income = the sum you can safely spend on monthly housing

- costs.
- 8 %** of your gross monthly income = the sum you can safely spend each month on other debt.
- 25 X** your desired annual retirement income = the amount you'll need to retire whenever you darn well feel like it.
- 60 months** = the maximum length of your car loan.
- 1/3** of the total cost of college = the sum you should save for

your child's education.

*Excerpt taken from December 2008 Men's Health. If you are interested in the full article give us a shout and we can get you a copy.*

Free—medical supplies. Go to [www.lendingcupboard.ca](http://www.lendingcupboard.ca)

Missed one of our newsletters, read weekly market update articles, see monthly items of value, view current listings, looking for detailed buyer and seller information—go to our website at [Www.homesinlacombe.com](http://www.homesinlacombe.com) for all the above and much much more information.

Real Estate Market Forecasts - go to [www.cmhc.ca](http://www.cmhc.ca)

Think you might want to be a Realtor—Try the Royal LePage Real Estate Simulator. Takes about 35 minutes. Go to—[www.royallepage.ca](http://www.royallepage.ca) click on careers.

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## We Sell Real Estate For Food

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*Who Said That? (match the names below in red to the quote)*

- A) *"Revenge is the best way to get even".*
- B) *"Excellence is not a singular act, but a habit. You are what you repeatedly do".*
- C) *"Courage is being scared to death ... and saddling up anyway"*
- D) *"Think left and think right. Think low and think high. Oh, the thinks you can think up if only you try"*
- E) *You can make more friends in two months by becoming interested in other people than you can in two years by trying to get people interested in you"*

*Dr. Seuss; Dale Carnegie; Archie Bunker; Shaquille O'Neal; John Wayne; Answers on bottom of page.*

## Give us a hand!

We are in the process of building a business referral directory for our clients. After or sometimes even during a transaction our clients are in need of one professional or another. Examples would be: handyman; plumber; painter; Moving company; Home Decorator; Restaurant ; carpet cleaner etc. etc.. We would love your input as we put together a directory of reliable and professional people in our community that take pride in what they do. So if you have first hand experience and have received outstanding service from someone in our community please email, drop us a note or give us a call with the name and a few details and we will try to narrow it down to a couple of

## ON A PERSONAL NOTE

Here we go again. Another new year well underway. Time seems to just fly by. Danielle is now in her 6th month as an RCMP officer. It can't be 6 months already. She is enjoying the experience and already has plenty of mind boggling stories about crazy things people do. Erica is finishing up her first year of College at Concordia in Montreal and is doing very well. Last we heard one of her professors wanted to get her into the honors program because of her marks. Alyssa is slugging it out in the working world as a receptionist for an oilfield company. Alyssa is also helping coach the Lacombe Bantam Girls hockey team. She is planning on going to Africa sometime this

year to help out at a baby orphanage for a few months before heading for college either in Montreal or Victoria in September. Noelle is in grade 11. Her time is pretty booked up between studying and playing hockey for the Midget girls team. Noelle is also studying and practicing for her drivers license. Sandi keeps busy holding the house together, she is currently the President Elect of the Central Alberta Real Estate Board and is in the process of becoming the President of the Central Alberta Real Estate Board, Sandi is also the Director of the Lacombe Female Hockey program, is taking her Real Estate Brokers course and if that's not enough she works full time as a Realtor. Whew. For myself I keep busy coaching Noelles hockey team, play hockey my-



self, am a member of the Lacombe Rotary Club, am a mortgage broker and a Realtor. We are all diligently saving all our pennies up so we can get back to Africa as soon as we can. After family, Africa has to be one of our largest passions. It gets in your blood and we all enjoy both the value we bring to others as well as the value the beautiful people of Africa bring to us.

*Answers to Who Said That. A) Archie Bunker B) Shaquille O'Neal C) John Wayne D) Dr. Seuss E) Dale Carnegie*