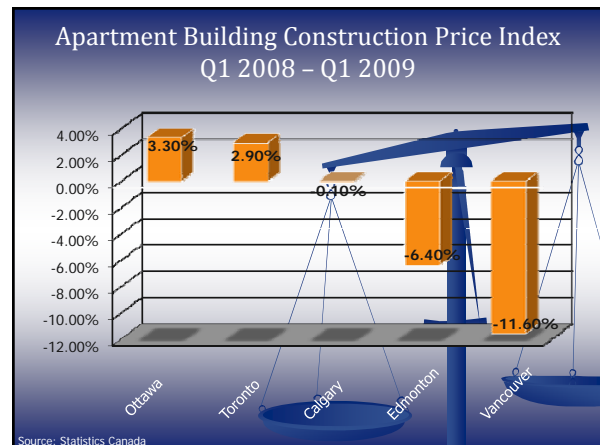
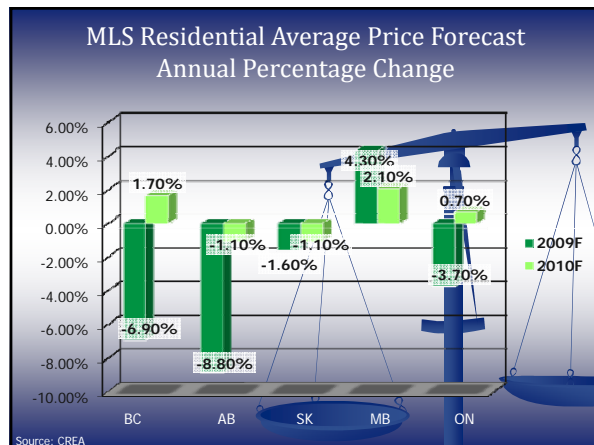
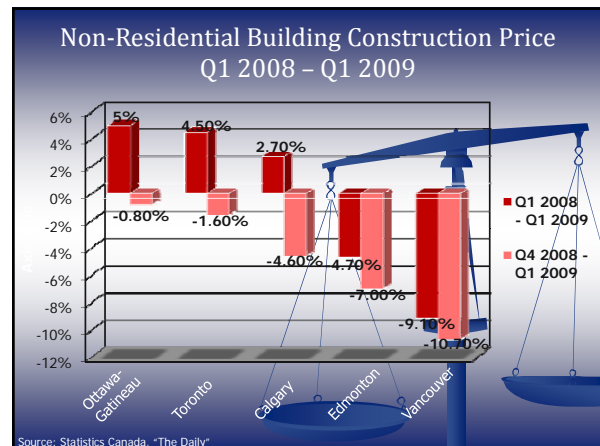


What's Behind the Curtain?

June 2009 Alberta REIN™ Presentation

What's Behind The Curtain June 2009



Mortgage Rate Comparison

You have four years to go on a five-year variable-rate mortgage and are thinking of locking into a five-year fixed rate mortgage. Here's how the payments compare:

| | Variable - Scenario One | Variable - Scenario Two | Five-Year Fixed |
|--------------------------|--|---|--|
| Mortgage: | \$200,000 at prime minus 0.5 of a percentage point | \$200,000 at prime plus 0.8 of a percentage point | \$200,000 at the discounted five-year rate |
| Rate: | 1.75% | 3.05% | 4.28% |
| Biweekly payment: | \$494 | \$556 | \$619 |

Source: Globe & Mail

Here's how your payments would look in 24-months if the prime jumps 1.75 percentage points and you haven't locked in...

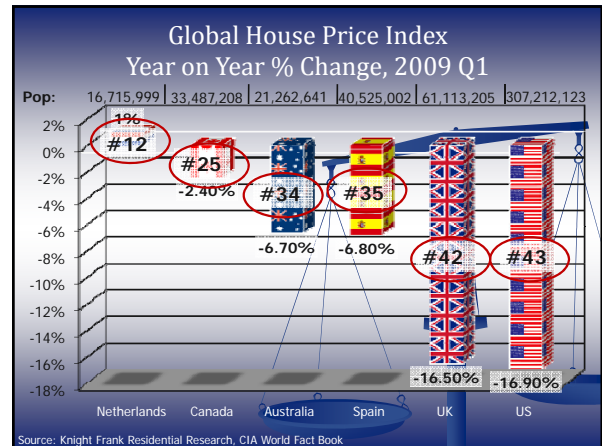
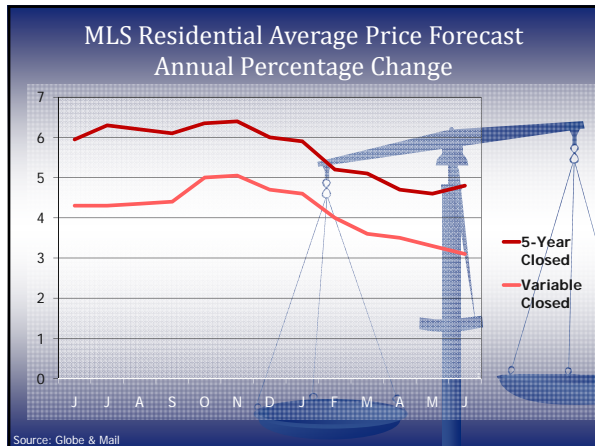
| | Variable - Scenario One | Variable - Scenario One |
|--------------------------|--|---|
| Mortgage: | \$171,202 at prime minus 0.5 of a percentage point | \$173,628 at prime plus 0.8 of a percentage point |
| Rate: | 3.50% | 4.80% |
| Biweekly payment: | \$556 | \$621 |

Note: a 20-year amortization is used in each case

Source: Globe & Mail

What's Behind the Curtain?

June 2009 Alberta REIN™ Presentation

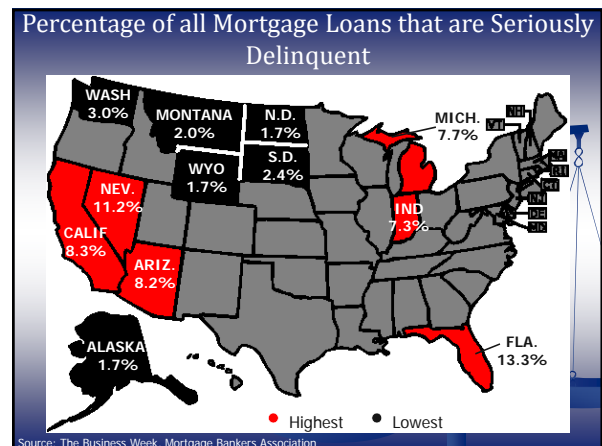


800,000

The number of properties that received foreclosure filings in the first quarter of 2009, according to RealtyTrac.

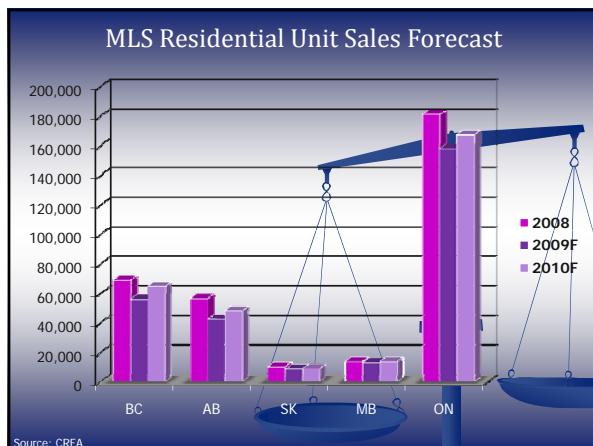
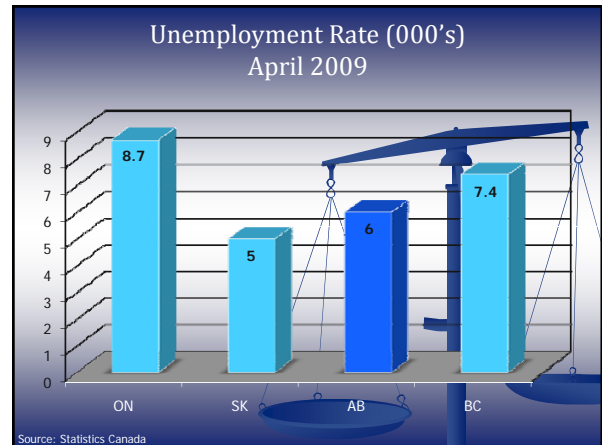
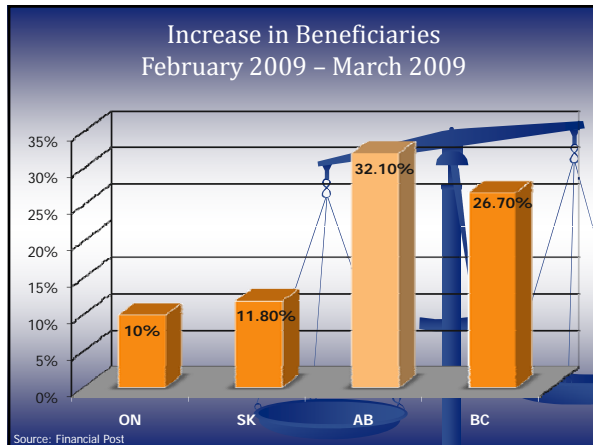
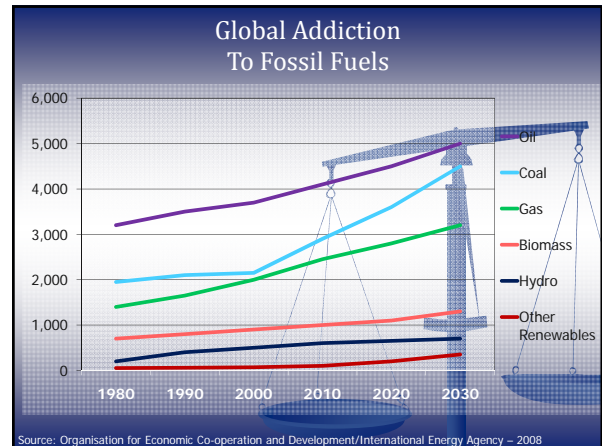
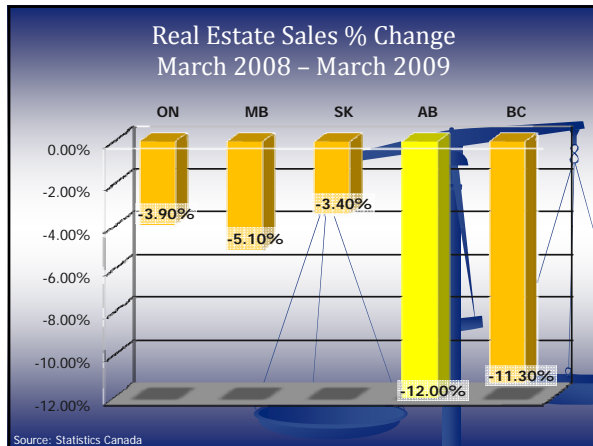
37%

The portion of homes too damaged to qualify for standard mortgage financing, according to Campbell Communications.



What's Behind the Curtain?

June 2009 Alberta REIN™ Presentation



What's Behind the Curtain?

June 2009 Alberta REIN™ Presentation

10,000 Housing Starts
= **19,340** Jobs



Source: Altus Group Report: Time is Right - Alternative to Development Changes

CALGARY INSIGHTS



Upcoming REIN™ Events



REIN™ July Workshops

June 30th Toronto (Tues.)

July 9th BC (Thurs.)

July 14th Edmonton (Tues.)

July 15th Calgary (Wed.)

