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Around the world in 90 days!!!

Atwind Developments focus is to acquire single family homes, multi unit residential properties and commercial properties.

Nothing can stop the man with the right mental attitude from achieving his goal; nothing on earth can help the man with the wrong mental attitude.

Thomas Jefferson

Joint Ventures

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Provide high quality Investments with high returns.

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We provide safe, quality rental units and Lease Options.

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News Letter Needs a Name.....

Our Newsletter needs a catchy name and we are asking you for your input. Currently our newsletter is a quarterly newsletter. We plan to start producing the newsletter bi-monthly, and by the end of the year it will be monthly. Submit your suggestions to jmlproperties@sasktel.net.

Also if there is any topic you would like to see in our newsletter or at our cash flow nights please submit those as well.

All suggestions for the name and topic's will be put in a draw for an iPod at our next cash flow night. So enter often.

The Norwood – Approved!!!!

March 9th we made our presentation in front of city council to accept our application to convert our apartment to condos. We were approved by City Council 6 to 1. There were a few nerve wracking moments for us especially after the only other application for condo conversion in Weyburn had been denied a few weeks earlier. We did our homework though and through our due diligence and discussions with others who were accepted in Regina we were able to make a presentation that (we felt) they couldn't say no to. Of course...a little charm goes a long way doesn't it Jason and Warren. We've even had the Mayor phone and congratulate us and offer us some suggestions for future projects we might consider in Weyburn. A special "thanks" to Tony our property manager in Weyburn for his actions in helping us secure the approval.



The Willowdale

All 75 windows and 16 patio doors have been replaced. The common areas have been all painted. We are now waiting for the city to table our application for the conversion. We recently were advised that our Condo Conversion application will be heard before the City of Regina Council on May 13th. ☺. Jason has begun working on his speech to council!!!

How to get started? How about Mentorship

Many people have asking us “What do I do first?”, “What do I do next?”Or “How do I get started”. Now we have the answer. Jason Diewold has agreed to do Mentorships for those interested in taking their business to the next level. Jason can provide the solution or an alternative solution to a challenge you may be having. He can teach you a specific topic that you may want to learn. He can also be there to give you the kick in your pants or the positive attitude that you may need.

As we, (the Keep’s) have been fortunate to find out – his mentorship to us has been absolutely priceless as we know we would not be where we are today without him and Marie.

Effective Goal Setting by Jason Diewold

Vince Lombardi said “practice does not make perfect”. This is not entirely true. “**Perfect** practice makes perfect”. The same can be said for goal setting. Simply writing you goals down is not enough unless you are writing them down effectively. I have come up with nine rules to help you write out your goals effectively

Nine rules for Effectively Goal Setting:

- 1) *Date your goal. Place today’s date down on your goal. This is important because as you go forth, you will want to review your past goals. If you forget to date your goals, you will not see a progression in your goal setting.*
- 2) *Create the right deadline for you goal. Make this a hard date. For example: March 31, 2009 is a better date then “the end of the month”. The reason is, if your goal spans a month, you may not know which month you are talking about.*
- 3) *Make your goals measurable. This means, if I were to ask you at the end of your deadline if you achieved your goal, you would be able to answer Yes or No with no story attached. It needs to be measureable at the deadline. For example. I will buy a rental property that generates \$1000 a year by May 30. You can say you bought a rental property, but who knows if it will generate \$1000.
Do not make your goals “emotional”, like I will be happier. This is too hard to say if you are happier. Instead when you are faced with emotion goals, change them to a task that will make you happier.*
- 4) *Be Brief and Simple. If you make your goal complicated it is hard for your mind to understand what you want to accomplished. Avoid the words “and” or “or”. Do not compound your goals. It is better to make two goals then to compound the goals.*
- 5) *The goal must be the intended result. Do not make it a formula. For example. I want a 10% raise. It would be better to state the goals as, I want a raise to 55K a year.*
- 6) *Make sure that you make the goals achievable because if you are never completing your goals it may be discouraging. It is alright to make your goals large and hard to reach, just do so within reason.*
- 7) *Write your goals positively. It is hard for your mind to think of the absence of something. For example. I want to lose 10 pounds. Another example is: I want to stop smoking. This goal makes you focus on smoking. Instead say ‘I want to be breathe fresh air’ or ‘I want to weigh ### pounds.’*
- 8) *Avoid the word “per”. Do not write I will jog 3 times a week this month. Instead write your goal, I will jog 12 times this month. If you must you can use the word “average”.*
- 9) *Review you goals. Make sure you look at your goals daily after you have recorded them.*



Lucas Diewold has followed in the footsteps of his parents as an entrepreneur. He has created and launched his own online cookie store at 7 years old. Lucas loves mazes and loves cookies and that is how he came up with the great name 'Mazingcookies'. Lucas is excited about his first Entrepreneurial adventure. You can view the delicious mouth watering cookie selection and order online at www.mazingcookies.com.

The idea of Mazingcookies was created on Lucas's 7th birthday. His dad asked him what he wanted to do when he was older. Lucas said 'Own a cookie store'. From there the idea was born. Although you could see the dedication in Lucas at the age of six when the community we live in has a garage sale once a year at the beginning of May. Lucas wanted to run a cookie and lemonade stand. Since his parents weren't having a garage sale he asked the neighbours if he could set up his stand in their yard, since it was a better location for more sales. Lucas sat there for 8 hours on a Saturday. While his friends were off playing he sold his cookies. At the end of the day he made over \$45.00 in cookie sales. The next day, with all the money made, he took all his neighbourhood friends for ice cream.

Our Next Big Deal!!!

Early this year when we sat down and did our goal setting for the year, we thought about what would be next? We looked at things like expanding into the US or purchasing another apartment. Another idea we had was the purchase of a mall. We looked at all the positive upside to a owning a mall. Things like, positive cash flow, commercial tenants as opposed to residential tenants, triple net leases, made us want this even more.

Well thanks to the help of Ryan and Bill Babey of Colliers International we got an accepted offer on a strip mall. The 66,000 square feet strip mall is in Regina on 5 acres. It has is anchored by two national tenants, with the remaining units leased to local tenants.

Now the work begins! Over the next couple months must complete our due diligence. We need to get an inspection of the property including an Environmental, get an appraisal, securing financing, and reviewing existing leases to name a few of the things needed to be done.

Investment Opportunities by Jason Diewold

We currently are looking for investors to invest in the opportunities that we are working on. We are looking for accredited investors for our mall project. We are always looking for investors to participate in our rent-to-own program. We also have opportunities in our apartment condo conversions. Investments in most projects can be as small as \$5,000. The term of the investment can vary from one to ten years, and the rate of return also varies. We work with the investor to find a deal that works for both the investor, the project that the investment is in, and Atwind Developments.

Would you like to make money off other peoples investments? If you know someone that may be interested in our investment opportunities, talk with us about it, as we can show you how you can make money from other people's investments.

For more information, please contact Jason @306.535.4893 or by email at jmlproperties@sasktel.net