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# The Power Team



**Your Profit...Our Success**

Commercial · Industrial · Real Estate Brokerage

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## Welcome to the August 2009 Premier Power Team Newsletter



### Featured Property:

**Crystal Lake-** 11,000 SF unique office building with distinctive Frank Lloyd Wright styling on 2+/- acres. Sun drenched atrium. Rich wood interior. Sale: \$1,600,000; Lease \$15 psf net.

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## Why Business Owners Should Buy Commercial Property Now!

### ***8 Great Reasons To Do***

**So:**

After weathering a number of recessions in my 33 year career, I can easily form a vision of how we will fare when the current recession is in our rear view mirror. Before you toss me under the bus as a self-serving looney, if you're someone who is currently leasing space and if you plan to be in business for at least another decade, let me offer some great reasons why the remainder of 2009 may be the best buying opportunity you will see in your lifetime!

#### **1) You Need a Business Address Regardless**

Unless you operate out of your home you must lease or own space **somewhere**. Occupancy costs are typically the third largest expense item on your P & L statement. If you lease, rents typically escalate 3% or more a year. If you become an owner, you never have to worry about the lease not being renewed or having the property sold out from under you. You maintain control knowing this is an investment that will increase your net worth by the miracle of principal pay down and equity increase as the property appreciates.

#### **2) It's A Buyer's Market NOW**

Real estate values are tied to supply and demand. Right now, the supply of commercial properties has way outstripped demand. Our listing inventory has never been higher. Investors (not so much owner/users) are feeling pressures from banks, high vacancies and dropping appraisal values due to reduced cash flows. The investors' dilemma is **your opportunity**. As a result, there are a large number of attractive acquisition opportunities available at historically low prices. Some investors are giving their properties back to the bank and walking away and the banks are offering them for 50-60-70 cents on the dollar!

#### **3) Financing for Owner/Occupants Is Better Than You Think**

We keep hearing that the banks are not loaning money for commercial real estate deals. Some are not, this is true. But many community banks are still eager to loan. The SBA (Small Business Administration) is offering 90% loans (yes, only 10% down!) to owner occupants with 25 year fixed rate financing and minimal fees. Owners are also offering to finance certain properties with favorable loan terms to make their properties more attractive.

[Click here to continue reading article](#)

## How Much Land Does The US Government Own?

How much land does the government really own? Recent estimates put that number around 670 million acres. However, supporters of the Federal Land Asset Inventory Reform Act of 2009 - also known as the FLAIR Act - claim that nobody really knows how much land the government owns, where its boundaries are, or how it's being used.

Sponsored by Rep. Ronald Kind, D-Wis., the FLAIR Act seeks to improve Federal land management. The bill, if passed, will require the Secretary of the Interior to develop a cadastre - a register of property that details precise locations and ownership - of Federal real property. Supporters of the FLAIR Act claim that there is currently no thorough registry of this land.

"The FLAIR Act is an important piece of legislation requiring the Department of the Interior to develop a single electronic mapping database for all federal lands," said Rep. Kind. "Currently the Department and other government agencies use dozens of different mapping and reporting systems that are not compatible with one another. Some of this information is out of date and possibly inaccurate. The FLAIR Act will consolidate information, prevent duplicative information gathering and reporting, saving taxpayers money, and ensuring that the federal government and the public have accurate information on what the government does and does not own."

The FLAIR Act currently has eight cosponsors and was referred to the Subcommittee on National Parks, Forests and Public Lands on March 18, where it is still being examined.

-Reprinted from 7/29/09 issue of Land & Farm Bulletin

## **Ten Things You're Not Supposed to Know about the Swine Flu Vaccine** (At least, not by anyone in authority...)

by Mike Adams, the Health Ranger, NaturalNews Editor

**(NaturalNews) *She was deathly  
afraid of the flu.  
So she asked her doc  
what she should do.  
He jabbed her unseen  
With a swine flu vaccine  
Blurting, "Darling, I  
haven't a clue."***

- by the Health Ranger

**#1 - The vaccine production was "rushed" and the vaccine has never been tested on humans. Do you like to play guinea pig for [Big Pharma](#)? If so, line up for your swine flu vaccine this fall...**

**#2 - Swine [flu vaccines](#) contain dangerous adjuvants that cause an inflammatory response in the body. This is why they are suspected of causing autism and other neurological disorders.**

**#3 - The swine flu vaccine could actually *increase* your risk of death from swine flu by altering (or suppressing) your immune system response. There is zero evidence that even seasonal flu shots offer any meaningful protection for people who take the jabs. Vaccines are the snake oil of modern medicine.**

**#4 - Doctors still don't know why the 1976 swine flu vaccines paralyzed so many people. And that means they really have no clue whether the upcoming vaccine might cause the same devastating side effects. (And they're not testing it, either...)**

**#5 - Even if the swine flu vaccine kills you, the [drug companies](#) aren't responsible. The U.S. government has granted drug companies complete immunity against vaccine product liability. Thanks to that blanket immunity, drug companies have no incentive to make *safe* vaccines, because they only get paid based on quantity, not safety (zero liability).**

**#6 - No swine flu vaccine works as well as vitamin D to protect you from influenza. That's an inconvenient scientific fact that the U.S. government, the FDA and Big Pharma hope the people never realize.**

**#7 - Even if the swine flu vaccine actually works, mathematically speaking if everyone else around you gets the vaccine, *you don't need one!* (Because it can't spread through the population you hang with.) So even if you believe in the vaccine, all you need to do is encourage *your friends* to go get vaccinated...**

**#8 - Drug companies are making billions of dollars from the production of swine flu vaccines. That money comes out of your pocket -- even if you don't get the jab -- because it's all paid by the taxpayers.**

**#9 - When people start dying in larger numbers from the swine flu, rest assured that *many of them will be the very people who got the swine flu vaccine*. Doctors will explain this away with their typical Big Pharma logic: "The number saved is far greater than the number lost." Of course, the number "saved" is entirely fictional... imaginary... and exists only in their own warped heads.**

**#10 - The swine flu vaccine centers that will crop up all over the world in the coming months aren't completely useless: They will provide an easy way to identify large groups of really stupid people. (Too bad there isn't some sort of blue dye that we could tag 'em with for future reference...)**

**The lottery, they say, is a tax on people who can't do math. Similarly, flu vaccines are a tax on people who don't understand health.**

- Reprinted from the July 28, 2009 issue of NaturalNews.com

### **Personal Note**

The newsletter represents a milestone in the seven year history of the so-called "Power Team." After sending out via snail mail, ghost written canned paper commercial newsletters, for several years bi-monthly, then sending canned ghost written electronic (emailed) newsletters for 3 months, we decided to create our own electronic newsletter and hope to deliver it to you monthly. We will strive to include useful, interesting, timely articles about subjects that will broaden your knowledge of worldly matters. Of great importance to us is to hear from you, tell us what you would like to know about in future issues. We value your input and will do our best to accommodate you. If you know of someone who would like to receive this newsletter shoot us an email. Feel free to peruse our entire inventory of listings by clicking ["Active Listings"](#).

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