

# Canadian Dream



Financial Literacy, Building Wealth & Empowering Futures



## Navigating Policy & Prosperity: How Canadian Government Decisions shape Your Financial Future

Assentt Wealth at National Franchise Show, Remembering Ratan Tata, Alternative Investment Options, Bank of Canada Rate Cuts, Capital Gains Inclusion Rates Change

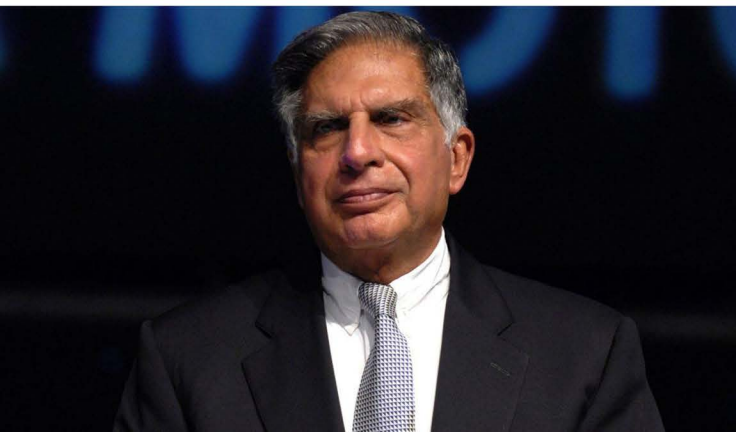


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## President's Message

Dear Assentt Wealth family,

In this edition of our Newsletter, let's delve into the various initiatives undertaken by the Canadian Government to combat inflation and revive the Canadian Dream. It is our collective responsibility to work towards a brighter future for all.

Additionally, as the year draws to a close, I urge you to begin preparing for year-end tax planning to ensure financial stability and security for you and your families. Let us all contribute towards building a stronger and more prosperous nation together.

Wishing you all a festive season filled with joy, peace, and prosperity.

*Balbir Singh Saini*

Balbir Singh Saini, CPA,CGA  
President, Assentt



## Our Services

We specialize in Financing, Mortgage, Leasing and tax & accounting solutions. Our expert team is dedicated to providing you the top-notch assistance in navigating the complexities of financial management and planning. From optimizing your tax strategies to ensuring financial stability through tailored financing options, we are highly committed to helping you achieve your goals.



### **Financing**

*Asset Based Financing, Canada Small Business Loan, Business Purchase & Sale, Working Capital Loan, Business Plan & Projections, and Truck Loan*



### **Mortgage & Leasing**

*Equipment Leasing, Private Mortgage, Commercial Mortgage, Residential Mortgage, Equipment Refinancing*



### **Tax & Accounting**

*Accounting & Taxation, USA Tax & Accounting, Govt. Audit Representation, Audit & Review Engagement*



# E-2 & EB-5 VISA

## PATHWAYS TO EXPLORE YOUR RESIDENCY IN USA & TYPES OF VISAS AVAILABLE FOR CANADIAN CITIZENS

Canadian citizens can apply for a variety of visas to enter the United States, including:

**TN Visa, L-1 Visa, B-1 Visa, B-2 Visa, E- 2 Visa, EB-5 Visa**

An E-2 visa, also known as a Treaty Investor Visa, is a non-immigrant visa that allows foreign nationals to invest in and work in a US business. To qualify, applicants must meet the following criteria:

- Be a national of a country with a treaty of commerce and navigation with the United States
- Invest a substantial amount of capital in a US business
- The business must be a real, operating commercial enterprise
- The business must generate more income than just to support the applicant and their family
- The applicant must intend to leave the US when their E-2 status expires

The EB-5 visa program is a way for foreign investors to obtain permanent residency in the United States by investing in projects that create jobs and drive economic growth:

Requirements - Applicants must:

- Invest at least \$800,000 in a US commercial enterprise
- Create at least 10 jobs for US citizens
- Meet strict eligibility criteria

**The most Successful Pathways to Residency in USA are E-2 & EB-5 Visa. The E-2 Visa has a lower investment amount and a shorter processing time.**

	E-2 VISA	EB-5 VISA
Minimum Investment	No set minimum but generally \$200,000	\$500,000 subject to increase to \$1,300,000
Processing time	~2 months	Greater than 18 months (depending upon nationality of birth)
Who is eligible?	70+ nationalities where the U.S. maintains a treaty of commerce & navigation	Any nationality
Type of investment	Operating business	Regional Center (passive investment) or operating business
Job creation minimum	2+ American jobs	10+ American jobs
Term	5 years; renewable	2 year conditional green card; permanent green card dependent on job creation
Ownership stake	At least 50% ownership in the operating business	No set minimum



# Assentt at the National Franchise Show

 **Toronto**



The  
**National  
Franchise  
Show**

## Assentt Franchise Consulting Services

**January 11-12, 2025**  
**Sat. 11am-5pm | Sun. 11am-5pm**



**Secure the required Franchise Financing with us!**

**Meet the Businesses to Start your Own Franchise Business**

**Metro Toronto Convention Centre (North Building)**

**Admission \$10, Limited Tickets Available - Buy Tickets Online Now**



# Assentt Wealth Workshops

Recently we organised Workshops in association with RBC

## Celebrated October as Small Business Month

Small Businesses are the backbone of the Canadian economy and play a key role in driving economic growth and increasing GDP.

### Some of the key observations are:

Securing financing and overcoming financial challenges are vital for the growth and sustainability of Canadian small businesses.

By understanding the Do's and Don'ts of business financing and implementing strategies to overcome common financial hurdles, owners can build a strong financial foundation.

Staying adaptable to new trends such as digital transformation, sustainability and evolving work models will position businesses for success in the long run.

*Celebrating October as*  
**Small Business Month**

We are organizing an event in association with RBC spreading awareness & educating Small Business Owner

**TOPICS COVERED**

1. Unlocking Your Business and Financing Potential
2. Canada Small Business Financing Program Overview

**Keynote Speaker: Balbir Singh Saini**  
CPA, CGA & Business Advisor

**Date: Wednesday, October 23, 2024**  
**Time: 05:30 PM - 07:00 PM EDT**  
**Location: 74 Quarry Edge Drive Unit 108, Brampton**

**ASSENTT**  
SUCCESS DRIVEN



## WHATSAPP GROUP

## TAX & FINANCING WITH BALBIR CPA

Get updates on Tax, Financing, Business & Investments

**ASSENTT**  
SUCCESS DRIVEN

RBC BUSINESS MARKETS PRESENTS

**JOURNEY INTO FRANCHISING**

*Speaker*  
**BALBIR SINGH SAINI**  
CPA, CGA & BUSINESS ADVISOR

**OCTOBER 29, 2024**  
5:30 PM - 7 PM  
51 MOUNTAINASH RD, BRAMPTON  
ON L6R 1W4

## Franchising & Financing with Assentt

Embark on an insightful journey into Franchise Financing with us, where you will uncover the essential elements of funding your franchise venture. Explore the various financing options available to support your entrepreneurial dream and learn key strategies to secure the necessary capital for your franchising success. Join us as we navigate through the nuances of franchise financing, empowering you to make informed decisions and set a solid foundation for your business growth.

### How Assentt can help you:

Businesses usually make avoidable mistakes when opting for Franchise Business model and that's where Assentt can be your partner and make the difference.

- Due Diligence
- Business Plan
- Opening Balance Sheet
- Post-closing Support



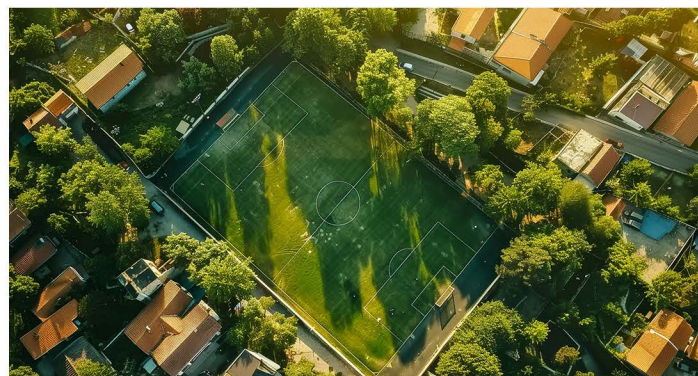


# Alternative Investment Options

Investing in alternative options like real estate, land zoning, and development can offer lucrative opportunities for diversifying your portfolio. Real estate has long been a popular choice for investors looking to build wealth through property appreciation and rental income. Land zoning, on the other hand, involves strategic planning and development of underutilized areas to unlock their full potential for residential, commercial, or industrial use. This can lead to substantial returns on investment as the value of the land increases with improved zoning regulations. Development projects, such as constructing new housing or commercial buildings, offer investors the chance to capitalize on the growing demand for real estate in expanding markets. Overall, alternative investment options like real estate, land zoning, and development can provide a stable and profitable asset class for savvy investors willing to take calculated risks.

## Why choose Alternative Investment Options?

- **Diversification:** Investing in alternative options like real estate can help spread risk across different asset classes, reducing the impact of volatility in traditional markets.
- **High Returns:** Real estate has the potential to generate significant returns over time, especially in growing markets like Fredericton.
- **Tangible Assets:** Unlike stocks or bonds, real estate provides investors with tangible assets that can appreciate in value over time.



**In Conclusion,** Alternative investment options like real estate, particularly focusing on land zoning and development, offer unique opportunities for investors to diversify their portfolio and achieve long-term financial growth. By carefully evaluating market trends, conducting thorough due diligence, and partnering with industry experts, investors can capitalize on the potential of second-tier cities like Fredericton and unlock new pathways to success in the real estate market.

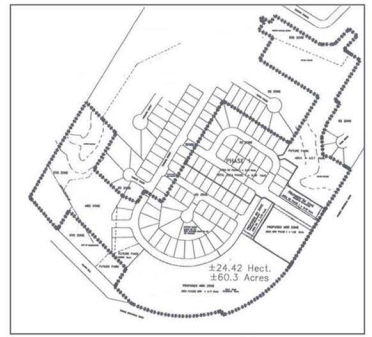
## Fredericton, New Brunswick for Investment

- **Affordability:** One of the main reasons why second-tier cities like Fredericton are attractive for real estate investment is affordability. The cost of properties in cities like Fredericton is often lower compared to major urban centers, allowing investors to enter the market at a lower financial barrier.
- **Steady Growth:** While major cities may experience fluctuations in the real estate market due to external factors, second-tier cities like Fredericton tend to experience steady growth over time. This stability can provide investors with a reliable source of income and long-term appreciation.
- **Diverse Economy:** Fredericton, New Brunswick boasts a diverse economy with a strong presence in sectors such as education, technology, and government. This economic diversity helps reduce the risk associated with investing in a single industry, making it a more secure investment option.
- **Quality of Life:** Second-tier cities like Fredericton offer a high quality of life with access to amenities, cultural attractions, and outdoor recreational activities. This makes these cities attractive to potential tenants and can lead to higher rental yields for real estate investors.



# New Brunswick

## Subdivision Development Investment Project



### Investment

Discover the power of real estate investment for your financial success

- Area - 60 Acres
- Investment - \$ 2-2.5 Million
- Term - 5 Years
- Return on Investment - 100-110%
- Annual Return - 20-22%
- Minimum Investment - \$200,000-\$500,000

Example : Investment of \$200,000 could yield \$400,000 in five years and Investment of \$500,000 could yield \$1000,000 in five years

**Total Lots for Sale - 260**  
**Construction - 79**

### Phase 1

**Lots for Sale - 67**  
**Construction - 18**

Setting up another milestone into the future with our Phase 1 of our Subdivision Development Project

### Phase 2

**Lots for Sale - 193**  
**Construction - 61**

Unlocking the potential of prosperity with our Phase 2 of the Subdivision Development Project





# Bank of Canada Rate Cuts 2024

The Bank of Canada has cut interest rates multiple times in 2024, including:

- **October 23, 2024:** The Bank of Canada reduced its key interest rate by 50 basis points to 3.75%. This was the first time in more than four years that the bank made a larger-than-usual cut. The bank said that it expects further cuts if the economy continues to evolve as expected.
- **September 4, 2024:** The Bank of Canada cut its key interest rate by 25 basis points to 4.25%. This was the third consecutive 25 basis point cut.
- **July 24, 2024:** The Bank of Canada cut its key interest rate by 25 basis points to 4.50%.
- **June 5, 2024:** The Bank of Canada cut its key interest rate by 25 basis points to 4.75%.



businesses to finance expansion. In particular, smaller businesses that have been grappling with the high cost of capital may find it more affordable to borrow and invest in growth.

**3. Increased Consumer Spending:** As borrowing becomes more affordable, Canadians may be inclined to increase their spending on big-ticket items like vehicles, home renovations, or travel. For some, the combined effects of lower mortgage payments and reduced interest on credit could provide more disposable income. This could boost demand across sectors such as retail, construction, and services.

**4. Inflationary Pressure:** While rate cuts are designed to stimulate growth, they also carry the risk of pushing inflation back up if the economy overheats. The BoC will need to monitor economic data closely to ensure that rate cuts do not undo the progress made in bringing inflation under control. Canadians should be mindful that while short-term relief might be on the horizon, the potential for higher prices could return in the medium to long term if

**In Conclusion,** the rate cuts in 2024 represents a turning point in Canada's economic landscape. While the Bank of Canada will move cautiously to ensure inflation does not rise again, lower interest rates could provide much-needed relief for Canadians struggling with high debt payments and slow economic growth. For borrowers, businesses, and consumers alike, 2024 could bring a welcome shift in financial conditions — though it is important to stay mindful of the balancing act the BoC faces in managing economic growth and inflation.

## The bank's rate cuts are due to a number of factors, including:

**Excess supply:** The Canadian economy has excess supply, which puts downward pressure on inflation.

**Inflation:** Inflation in September 2024 fell to 1.6%, which is below the 2% target.

**Global economy:** The global economy is expected to expand at a rate of about 3% over the next two years.

## Implications for Canadian Consumers

For the average Canadian, rate cuts in 2024 could have a number of immediate and long-term effects, depending on their financial situation.

**1. Lower Mortgage Rates:** One of the most direct impacts of rate cuts will be felt by homeowners. Variable-rate mortgage holders will see their interest payments decrease, as these mortgages are directly tied to the BoC's key rate. Fixed-rate mortgage holders, who have locked in their rates for a certain period, may not feel the immediate effects, but those coming up for renewal may benefit from lower rates in the future.

**2. Cheaper Loans and Credit:** Whether it's for buying a car, taking out a personal loan, or using a credit card, Canadians could also see lower interest rates on various types of borrowing. The overall cost of credit would decrease, making it easier for consumers to manage debt and for



# Capital Gains Inclusion Rates Change

When it comes to understanding capital gains tax in Canada, it's crucial to be aware of the inclusion rates that apply to different entities such as corporations, trusts, and individuals. Recently, there have been changes to the inclusion rates, impacting how capital gains are taxed in the country.

## For Corporations and Trusts:

- The inclusion rate for corporations and trusts has increased from 50% to 67%. This means that any capital gains realized by these entities will now be subject to a higher tax rate.
- This change could have significant implications for businesses and trusts that regularly engage in investment activities. It's essential for these entities to consult with tax experts to understand how the new inclusion rate will impact their financial position.

## For Individuals:

- For individuals, the inclusion rate remains at 50% for the first \$250,000 of capital gains in a given year. However, any gains above this threshold will now be taxed at the higher rate of 67%.
- This means that individuals who realize significant capital gains will see a larger portion of their profits taxed at the higher rate. It's important for individuals to be mindful of these changes when planning their investment strategies.

## How Do These Changes Impact Taxpayers?

The increase in inclusion rates for corporations, trusts, and high-income individuals means that more of their capital gains will be subject to higher taxation. This could potentially reduce the after-tax returns on investments and impact overall financial planning strategies.

## What Can Taxpayers Do to Minimize the Impact?

One strategy for minimizing the impact of higher inclusion rates is to take advantage of tax-efficient investment vehicles such as Tax-Free Savings Accounts (TFsas) and Registered Retirement Savings Plans (RRSPs).

Another option is to consider tax-loss harvesting, where investors sell investments that have experienced a loss to offset gains in their portfolio. This can help

**In conclusion**, the recent changes to capital gains inclusion rates in Canada have significant implications for corporations, trusts, and high-income individuals. It's crucial for taxpayers to be aware of these changes and work with tax professionals to develop strategies that minimize the impact of higher taxation on their investment returns. By staying informed and proactive, taxpayers can navigate the evolving tax landscape and make informed financial decisions.





# Mr. Ratan Tata - A Real Gem!

In the realm of business and philanthropy, one name stands out above the rest – Mr. Ratan Tata. His legacy is that of a true gem, shining brightly in the world of entrepreneurship and humanitarian efforts. Let's delve deeper into the life and accomplishments of this remarkable individual.

Ratan Tata was a renowned Indian industrialist, investor, and philanthropist. He was best known for his tenure as the chairman of Tata Sons, the holding company of the Tata Group. With a career spanning over five decades, Ratan Tata has been instrumental in transforming the Tata Group into a global conglomerate with a presence in various industries such as steel, automotive, telecommunications, and hospitality.

## The Visionary Leader

Ratan Tata's leadership style is characterized by his vision for the future and his commitment to innovation and sustainability. Under his guidance, the Tata Group has expanded its global footprint while staying true to its core values of integrity and social responsibility.

His strategic initiatives, such as the acquisition of Jaguar Land Rover and the launch of the Nano car, have been instrumental in driving the growth of the Tata Group.

## The Philanthropist

Beyond his success in business, Ratan Tata is also known for his philanthropic efforts. He has been actively involved in various charitable initiatives, with a particular focus on education, healthcare, and rural development.

The Tata Trusts, established by the Tata family, have been at the forefront of several impactful projects aimed at improving the lives of underprivileged communities in India.

## Ratan Tata – A Beacon of Hope

In times of crisis, Ratan Tata has emerged as a beacon of hope and resilience. His swift and compassionate response to natural disasters and humanitarian crises has earned him the admiration of people around the world. From providing relief to victims of the 2004 Indian Ocean tsunami to supporting healthcare



workers during the COVID-19 pandemic, Ratan Tata has always been at the forefront of humanitarian efforts.

## The Legacy Continues

As Ratan Tata continues to inspire the next generation of leaders, his legacy serves as a reminder of the power of determination, integrity, and empathy. His commitment to excellence and his unwavering belief in the potential of every individual have set him apart as a true gem in the world of business and philanthropy.

Hence, Ratan Tata's journey from a young apprentice to a global icon is a testament to his resilience, passion, and unwavering dedication to making a positive impact on the world. His legacy will continue to inspire generations to come, reminding us all that true greatness lies in the ability to uplift others and create a better future for all.



**A person who is trying to copy others will be a Successful person for a while, but he won't be able top success further in life!**

**- Ratan Naval Tata**



# Rate Pulse

BANK PRIME RATE – 6.70%

## Prime Mortgage (Insured)

🔑 Variable Rate - 5.50%

🔑 Fixed Rate - 4.55%

## Prime Mortgage (Conventional)

🔑 Variable Rate - 5.80%

🔑 Fixed Rate - 4.65%

## Alternative Mortgage

🔑 1 year - 6.54%

🔑 2 Year - 6.14%

## Private Mortgage

🔑 First Mortgage - 8%

🔑 Second Mortgage - 12%

## Commercial Mortgage

🔑 Prime - 7%

🔑 Alternative - 9%

## Business Loan

**Business Purchase**

(Variable Open Loan)

**8.95%**

\* Rates are general in nature and subject to change.  
You can book an appointment with our office  
to review your file.

📍 Toronto

# The National Franchise Show

**January 11-12, 2025**

Saturday 11am-5pm

Sunday 11am-5pm

**Metro Toronto Convention Centre  
(North Building)**

Admission \$10, Limited Tickets Available  
Buy Tickets Online Now

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## Assentt Franchise Consulting Services

Take advantage of the event to meet the Businesses  
to Start your Own Franchise Business

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with our office to discuss your unique situation.