



MOVING MOUNTAINS METHOD

A guide to help second home buyers secure the perfect
Whistler investment for both leisure and returns.



Birte Jaschkowitz
REAL ESTATE

+1 604 907 0244

birte@brealtywhistler.com

www.brealtywhistler.com





You love the city – most of the time.

The energy, the endless options, the hum of people always on the move. Weekends are packed with brunches, outings, and spontaneous plans. But lately, it feels like you're just running in circles. A night away means a steep hotel bill, and every escape is temporary. The thought of a peaceful, permanent retreat becomes more appealing with each jam-packed day.

Imagine a place that's your own, a space waiting for you whenever you need a break – or ready to generate income when you're not there.

You're wondering if you can make this work.

You're sitting at home, scrolling on your phone. Once again an ad to visit Whistler pops up. Like many evenings before, you start looking through Whistler property listings. How amazing would it be to have your own little place there. You picture the possibility of renting it out when you're not using it, generating income that offsets costs. You weigh the options, the doubts creeping in. *Is this a smart move? Can I make it work?* It seems too difficult, so you keep scrolling.

Your indecisiveness is making you miss out.

Your kids have been begging you to go to Whistler. Again. They love playing in nature, exploring the mountains and walking through the village. You'd love to take them, but there's so much to think about. Where to stay, how much is it, is it worth it? You don't really have time to figure it out with the usual busyness of life. So you say "next time", feeling guilty that your kids are missing out, but it's just too much to consider.

The options of investment properties are so confusing.

You open the property search for Whistler on your laptop once again. You find a condo that looks perfect for you. You've been doing the numbers and this one would be a great investment if you rented it out when you aren't there. But hang on, are you allowed to do short term rentals in that area? What does "Phase 1" mean? There is another one, it's a much lower price, but they are talking about fractional ownership? This is way too confusing... you don't have time for this.

You've tried to take some time outs in the city, and your friends have offered you to stay in their holiday home. But it's just not the same. Anything that requires more organising and consideration is not really worth it. When you do your own research you end up getting overwhelmed and frustrated.

The truth is, you've already spent so much time thinking about this. Instead of considering it with excitement, it's become another stress factor.

When you know that a second property wouldn't only be a place to escape to, it would also be a sound investment.

Your indecisiveness is getting in the way of a more balanced way of life. Those breaks from your demanding job help you perform better. Having a diversified investment portfolio would give you so much peace of mind. It's time to sit down and talk to someone who can help you.

You need to turn your well deserved breaks into a no-brainer.

With every month passing, you feel like you're missing out on your chances to recharge. Breaks will help you have a more balanced lifestyle. You could've spent an extended time this summer in your second home. You've been watching a certain listing online and it just sold. That could've been your chance.

The truth is you need someone to guide you.

That is exactly why I created the Moving Mountains Method and this guide. Step by step we'll get you to the lifestyle you really want!

Here's how it works:



STEP ONE

Trail Map

Buying an investment property is exciting! But it can also feel like a momentous mission – where to start?

I've seen this many times, and I know, everything feels easier when there's a plan! Together, we'll go through your ideas, thoughts, and personal goals.

I'll walk you through some options to determine which type of property will best achieve your long-term vision.

This initial step is crucial at the start of your journey. It will help you to feel less overwhelmed and see a clear path to achieve your goals. It will also give us a clear focus for our property search. Your life is busy enough and your time is precious.

The more focused we can be the better!



STEP TWO

Peak Positioning

Next, we want to get you in the best possible position as a buyer. Starting with your finances. Being pre-approved for a mortgage doesn't only position you as a qualified buyer in the eyes of sellers.

It also gives us a budget to work with in our search, without any surprises. I can connect you to other professionals, such as lenders or accountants to help with this step.

I also like to prepare a letter about you and your goals. We can include this in our future offers to make it more personal and build a connection to sellers.

Knowing exactly what you can afford will make you feel so much more confident and secure in your home search. As mentioned before, we want to avoid surprises. Generally speaking, in real estate, surprises aren't good. The last thing I'd want is for you to find your perfect match and then find out you can't afford it. Or the opposite could be true, where you exclude homes from your search, and then find out later you would have been approved for a significantly higher mortgage amount.

We don't know until we know!



STEP THREE

Mountain Ready

Now that you feel confident in what you can afford and what we're looking for, we'll start viewing properties.

I want to make sure you learn about Whistler, its neighbourhoods and infrastructure. It's a great opportunity to dig down and find out what is important to you. If you're looking for a property that you'll rent out when you're not using, there are even more factors to consider.

Time permitting, I'll take you to some local spots during our touring day. If you can't come to Whistler for your initial search, I will video call you from the properties. I'll ensure to provide all the necessary information virtually.

Looking at properties online is exciting! But seeing homes in person gives you the best idea of what's right for you. You can explore the neighbourhood and get a feel for the neighbourhood. Having a tour around the town will build some familiarity and guide you to find out where you want to be.



STEP FOUR

Summit Strategy

Let's make this a reality. Once you've found a property you like, I'll prepare the offer, including our cover letter if appropriate. The offer will outline a time frame in which you can conduct your due diligence. When the offer, including the conditions, is accepted, we'll get to work.

We'll review municipal, strata, revenue and any other relevant documents. I have contact lists for trusted home inspectors, handymen, insurance advisers, etc. that are ready to assist. Also, I can provide plenty of checklists to make sure nothing is forgotten.

We want to dot all the i's and cross the t's. And to get to know this property inside and out. The more we know, the more confident you'll feel about signing off on the conditions and making this a firm deal!



STEP FIVE

The Après

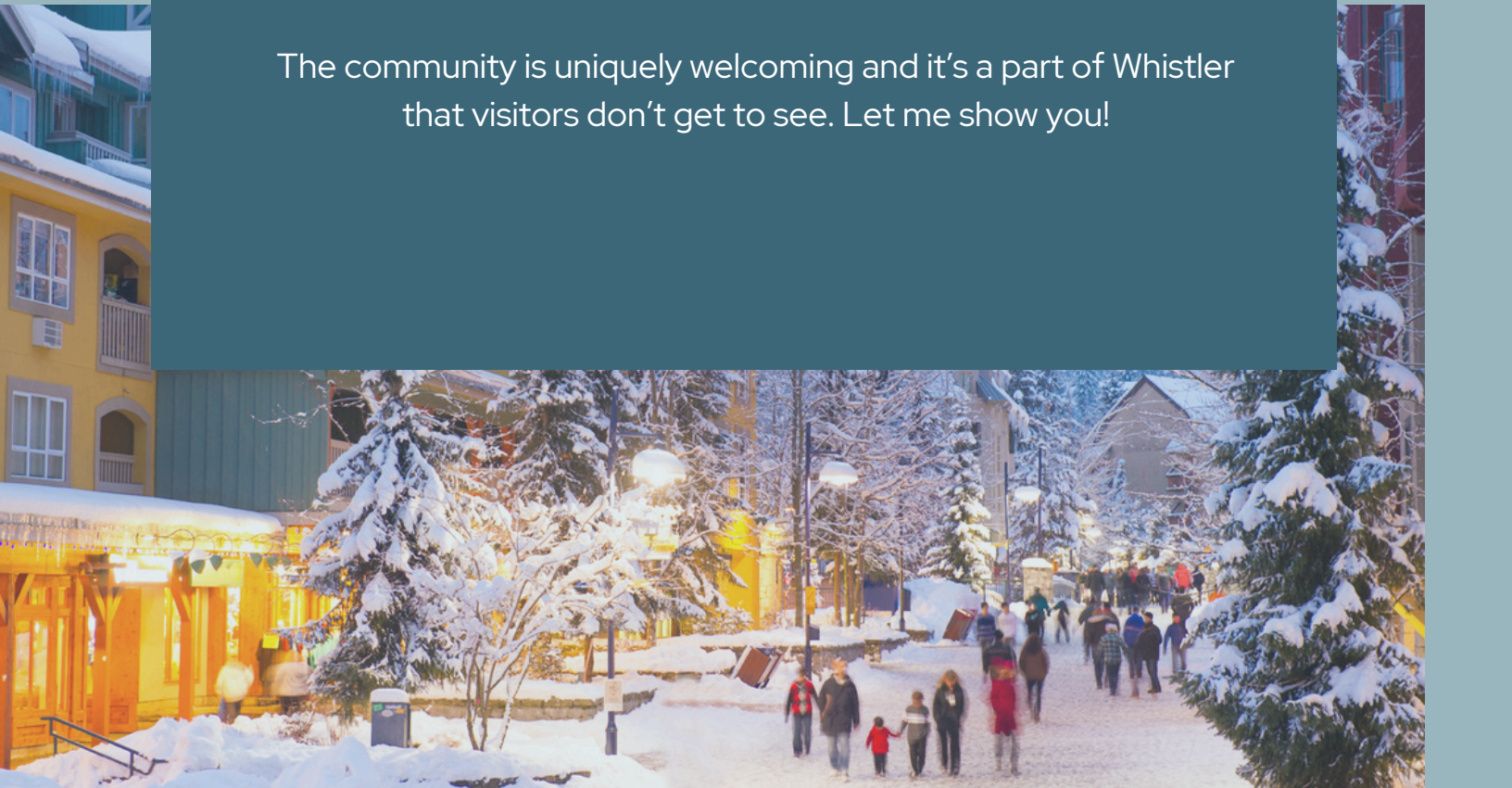
Pop the champagne, you've got yourself the perfect property!

Closing day is such a special day for homeowners, investors and everyone in between. I'll guide you through a smooth and memorable possession process.

My contacts include painters, electricians, cleaners, property managers... you name it.

I'm very passionate about helping you connect to this beautiful community. Consider me your go-to Whistler guide from now on. Whistler is a very special place. And not just because of its stunning natural scenery. No matter if you spend one weekend a year here or all season.

The community is uniquely welcoming and it's a part of Whistler that visitors don't get to see. Let me show you!





Can you picture it? Your new lifestyle is just around the corner...

It's the afternoon and your in-office presentation for tomorrow has been delayed to next week. So without hesitation you grab your overnight bag and your laptop and drive to Whistler. It's been a busy season and your holiday home has seen many visitors. But you know there are a few quieter weeks ahead and you plan on taking full advantage.

The kids run inside excitedly. "It's snowing! Can we go skiing on the weekend?" For the first time you can just say "yes!"

Your second home in the mountains is waiting for you. All of your gear is stored there, so you only need to pack a few essentials. Finally the kids experience a lifestyle you always dreamt off.

It's been a year since you bought your investment property. You go through the numbers. Even though the interest rates are still higher than you'd like them to be, you are content with your sound investment. And not only that, you also enjoyed visiting it yourself more than you initially thought. It's more than just a financial investment after all.



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Birte is a fantastic realtor. She knows everything about the Whistler market. She helped us with our purchase and was always on top of everything. She made the process go very smoothly. I will work with Birte again for sure.

Caroline

We had such a great experience working with Birte! She was very responsive and had great attention to detail. We also really enjoyed working with her. With her help we were to find and successfully buy our first condo in Whistler in under a month!

Lisa

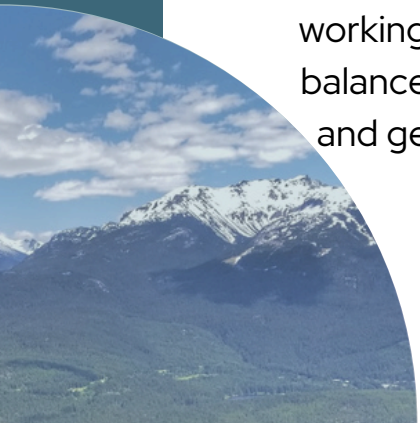
[...] She could not have found us a more perfect location and property, and we could not have asked for a more kind, pleasant, attentive, and hard-working buyer's agent. As our dream find was a full gut renovation, Birte worked tirelessly to bring the final price more in line with our bottom line. She was always diligent in her approach, reachable and patient.

Birte was genuinely invested in both our nervousness and excitement. We loved working with her, as she so effortlessly struck a balance between being the professional agent and getting to know us personally. Thank you, Birte; we LOVE our new Whistler home!

Michael



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MY STORY

Let me start by saying: I love Whistler – this is home! This is where I am raising my family!

But it hasn't always been like this. And had you told me that this is where I'd live one day, thousands of miles from where I grew up, away from my family and friends - I wouldn't have believed you.

Even when I set off after university to study for a Master's degree in Australia - the plan was to return after one year. But traveling and seeing more of the world, experiencing different lifestyles, and meeting new friends, those things can change your plans.

What can also change your plans is meeting a handsome Australian man...

Once I finished my degree in Australia, we went back to Germany. But after less than a year, my boyfriend introduced me to this place I'd never even heard of, in a country I'd never considered living in - Whistler, Canada,

We only stayed for a year.

The reason we left was to escape the "Whistler bubble". Living here can really feel like you are in a bubble (or maybe more like a snow globe) - it's almost too good to be true. The scenery, the lifestyle, the people - everything is so special.

We went back to Sydney, Australia to start a "serious" career. But even in the most stunning city in the world, after a few years, we realized we were getting tired. Tired of office jobs, tired of commuting, and tired of spending time in the car to get to the things we wanted to do - rather than spending time doing them.



And where do you go, once you realize all this? Yes, the beautiful snow globe bubble called Whistler.

This move happened more than 10 years ago and of course, it was easier said than done. Uprooting your whole life and moving (overseas) is not fun. Stressing about how your cat will cope with the 15-hour flight is not fun. But we realized that this was the place where we wanted to settle down and start a family.

Through various routes and detours, I found myself working in real estate. We often thought about how it seemed almost impossible to own property in Whistler. But learning about the real estate market and our options here, changed this belief - we just needed a plan.

We bought our first property, knowing this would not be our forever home, but we were on track. **Along the way, we added a couple of kids, another property, and a real estate license, and -voilà- here we are.**

Whistler is an intentional home of choice for many like-minded people. Living here allows you to incorporate your passions into your daily life. But it's not just for full time living. It's also a haven to escape to. A place for families to come together. And a location that offers sound property investments.

I'm passionate about helping you make this your special place, too. I understand how overwhelming it can be to figure out where to start and how to make it all work.

My Moving Mountains Method is based on my experiences and those of many others that I had the pleasure of helping. I realize how some guidance and a solid plan can take away so much of the stress. I can't wait to be a part of this pivotal stage in your life and help you own your slice of this incredible town.

Birte

If you're ready to make your Whistler escape a no-brainer,
reach out and let's book a call.

[CLICK HERE](#)