

The Mysak Report

FALL 2006

Page 1

Congratulations!

We are all delighted to congratulate Joe Mysak on his phenomenal success in his first year of real estate. Joe's dedication and hard work resulted in achievements that set the bar higher for all of us in the company. Congratulations Joe!



NOTE: 2007 Rent Increase Guideline is 2.6% .

Multiple Dwelling Standards Association (MDSA)

I am pleased to announce that I have recently been appointed to the MDSA board of directors. The association has been in operation for over 35 years. It has provided major savings to members on bulk purchases of gas, oil and electricity. It has also successfully lobbied government on a number of matters affecting apartment building owners.

Please feel free to contact me with any concerns by fax, 416-760-7878 or email, matt@mysakrealty.com.

Recycle, Reduce, Reuse!

The City of Toronto is introducing a Multi-Unit Waste Reduction Levy that will apply to apartments (with more than 8 units) receiving garbage collection from the City.

In 2005, multi-unit buildings, on average, recycled only 13% of their garbage. The Levy is meant to increase use of the free recycling service provided by the City, while at the same time reducing the volume of garbage put out for collection. Every building will be allotted a fixed amount of free garbage collection, but a charge will be applied to every cubic yard of garbage over your allowable limit.

FOR SALE



ETOBICOKE, Store + 12 apts, in busy location. 8% CAP. \$999,000.

FOR SALE



YORK corner property, 6 units in good condition. Only \$525,000.

FOR SALE



NORTH YORK, 81 units in good condition. Asking \$6,500,000.

**CALL NOW FOR A FREE,
NO OBLIGATION MARKET
EVALUATION**

JOE MYSAK

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Industry Professionals

Real Estate Lawyer

Bill Zyla, B.A., L.L.B.
Mitchell, Bardyn & Zalucky
416-234-9111 ext. 227

Customer Driven

MIDTOWN Honda
Richard Macdonald
Business Manager
416-789-4101

Accountant

Sandy M. Feld, B.Comm.
3089 Bathurst St. Suite 319
Toronto, ON M6A 2A4
416-789-4846

FOOD FOR THOUGHT from the "silver fox", Carlos Fernandez

"Challenges are what make life interesting; overcoming them is what makes life meaningful." (J. Marine)

"A ship is safe in harbour, but that's not what ships are for." (W. Shedd)

"An executive is a person who always decides; sometimes he decides correctly, but he always decides."

(J. Patterson)

Matt Mysak, Broker of Record

- Certified member of Industrial, Commercial & Investment Council, Director of Multiple Dwelling Standards Assoc.

Eugene Masney, Broker

- Served on many TREB committees, broker since 1976

Joe Mysak, Sales Representative

- Rookie of the year award, expert contract negotiator in investment and commercial real estate

Elizabeth Kaupe, Sales Representative

Ashley Lapier, Office Manager

FOR SALE



EAST YORK, 12 units, in excellent condition. Only \$779,000.

FOR SALE



TORONTO central, walk to U of T. Heritage 7.6%CAP Only\$1,150,000.

FOR SALE



ETOBICOKE, The Kingsway area large duplex. Asking \$887,000

FOR SALE



ETOBICOKE walk to lake. Good financing. 22 units. Ask \$1,690,000.

SOLD* in SUMMER 2006

116 Fifth St.	Etobicoke	3 units	\$ 272,500
79 Pine Crest Rd..	Toronto	3 units	557,000
128 Roxborough St.	Toronto	5 units	1,250,000
125 Scarlett Rd.	York	6 units	600,000
120 Twenty-Seventh St.	Toronto	7 units	825,000
14-16 Anglesey Blvd.	Etobicoke	24 units	2,650,000
130 Macpherson Ave.	Toronto	27 units	2,275,000
80 S. Forster Pk. Dr.	Oakville	31 units	3,080,000
2 Kinsdale Blvd.	Etobicoke	45 units	3,125,000

* Source of info RealTrack Inc.

Our Mission Statement

We are a powerfully united team, passionately committed to helping our clients achieve their real estate goals through our proven non-traditional methods specializing in investment properties.

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