

FOR SALE - Hamilton



HAMILTON, 12 Units Asking \$875,000
 7.0% Cap Rate. Well maintained 12 unit apartment building. Located in a good rental area in Hamilton. Close to shopping and all amenities. Consisting of 2 - 1 Bedroom units, 7 - 2 Bedroom units, 3 - 3 Bedroom units. Tenants pay own hydro, water and gas. Majority of plumbing copper and pvc. Laundry facilities onsite. Call our office for more information.

SOLD - Kingston



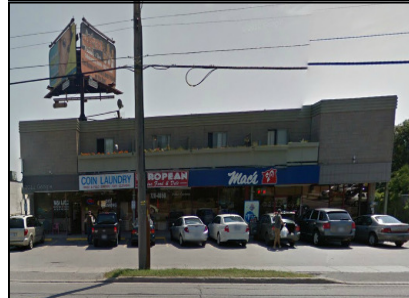
KINGSTON, 11 Units Asking \$899,000
 Extremely Well Kept 11 unit Apartment Building just minutes from Queens University. Consisting of 11 - 2 bedroom units. Tenants Pay Hydro, Laundry facilities onsite, fire compliant, parking onsite. Large Lot 75' x 166'. Call our office for an Investment Information Sheet and for more information on the sale of this property.

FOR SALE - Hamilton



HAMILTON, 6 Units + 1 Commercial Asking \$875,000
 2 - bachelor units, 2 - 1 bedroom units, and 2 - 2 bedroom units plus 1,200 sq ft on the main floor and 1,000 sq ft in the basement which is presently occupied by Rumak Eatery & Bar. Business also for Sale for \$199,000. \$16,000 spent to upgrade all windows in 2007, new Roof in 2004, parking onsite, Most tenants pay hydro. Call our office for more information.

FOR SALE - Barrie



BARRIE, 6 Units Plus 3 Commercial units Asking \$2,690,000
 6.3% cap rate. 6 - 2 Bedroom units plus 3 commercial units with additional income from signage. Barrie is the fastest growing city in Canada. No new billboards are being approved for the area which makes the existing billboards a "goldmine." Residential tenants pay their own hydro. New roof 2004 and ample parking onsite.

SOLD in Fall-Winter 2012

2850 Keele St., Toronto	12	12 units @ \$126,666/unit	\$1,520,000
554 Harvie Ave., Toronto	15	15 units @ \$110,000/unit	\$1,650,000
249 Drew St. & 209-215 Stacey St., Oshawa	18	18 units @ \$81,944/unit	\$1,475,000
1580 Bathurst St., Toronto	24	24 units @ \$100,000/unit	\$2,400,000
604-606 Cheapside St., London	32	32 units @ \$59,375/unit	\$1,900,000
340 The East Mall, Etobicoke	77	77 units @ \$140,260/unit	\$10,800,000
350 The East Mall, Etobicoke	77	77 units @ \$141,558/unit	\$10,900,000
255 Bold St., Hamilton	82	82 units @ \$85,976/unit	\$7,050,000

ADVERTISING

For advertising rates or to write an article for our newsletter, please contact our office via e-mail, info@mysakrealty.com

PUBLICATION

Our newsletter is published Quarterly and is mailed to over 16,000 Owners, Managers and Potential Purchasers

PRIVACY

We respect your privacy, If you wish to be removed from our mailing list, please contact our office via e-mail, regular mail or by phone.

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SOLD - Oshawa



OSHAWA, 18 Units
Asking \$1,599,000

18 unit apartment Building in a quiet area of Oshawa. Consisting of 16 - 2 bedroom units, and 2 - 3 Bedroom units. Onsite Parking for 15 cars, Tenants pay Hydro, Laundry Onsite, Upside potential on rents. Clean Phase 1 Available. Owner willing to

hold 2nd Mortgage with minimum 25% down. Call our office for further information on the sale of this building.

SOLD - Hamilton



HAMILTON, 31 Units
Asking \$2,449,000

7.3% Cap Rate. 31 unit apartment building consisting of 13 - 1 Bedroom units, and 18 - 2 Bedroom units. Great rental area close to Shopping and all amenities. New Roof In 2006. Tenants pay hydro, Laundry Facilities onsite. Clean Phase 1

Environmental Available. Asking price Includes the parking lot behind the building. Call our office for further information on the sale of this building.

SOLD - Toronto West



TORONTO, 12 Units
Asking \$1,490,000

5.2% Cap Rate. Great rental location! This property has good "up-side", with 6 of the units renovated. Recent waterproofing all around the building. Close to shopping and all amenities. Consisting of 1 - Bachelor unit, and 11 - 2 Bedroom units. Most tenants

pay their own hydro. Laundry facilities onsite. Call our office for further information on the sale of this building.

SOLD - Toronto



TORONTO, 11 Units
Asking \$1,799,000

Well maintained property with in great location with beautiful curb side appeal. Renovated unit. Seldom a vacancy. 4 - bachelor units, 6 - 1 bedroom units, and 1-2 bedroom unit. Separate hydro meters. Laundry facilities onsite. Financing free

and clear. Call our office for an Investment Information and information on the sale of this property.

SOLD - Toronto West



TORONTO, 15 Units
Asking \$1,750,000

Pride of ownership throughout. Rents are well below market value. Consisting of 8 - 1 bedroom units and 7 - 2 bedroom units. Thousands spent on upgrades including all new mechanicals, new roof in 2011, new dual furnaces in 2006, new hot water tanks and refinishing all balconies. Laundry facilities and ample parking on site. Call our office

for further information on the sale of this building.

SOLD - Kitchener



KITCHENER, 8 Units Plus 2 Commercial units
Asking \$809,000

Perfect for handyman investor. Benefit of commercial tenants and residential tenants in the same location. Consisting of 1 - 1 bedroom unit, 5 - 2 bedroom units, 2 - 3 bedroom units plus 2 commercial units. Separate hydro meters, Tenants pay hydro. Call our office

for an Investment Information Sheet and further information on the sale of this property.

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