

## SOLD - Port Hope



**PORT HOPE, 27 Units + 5 Commercial Asking \$2,099,000**

8.0% Cap Rate. Historic St. Lawrence Building Located in downtown Port Hope on one of Ontario's finest main streets, the St. Lawrence. Close to the shopping, cultural, and recreational facilities of a historic

community with 18 - bachelor units, 9 - 1 bedroom units, and 5 - Stores. Hydro paid by the owner. Call our office for an Investment Information Sheet and Rent Roll .

## SOLD - Toronto



**TORONTO, 52 Units + House Asking \$6,550,000**

5.0% Cap Rate. House is on 50' x 140' and the apt. building is on 110' frontage. Building consists of 50 - 2 bedroom units, 2 - 4 bedroom units, and 1 - 2 bedroom house. Improvements include all new balconies, upgraded elevator, common areas

were updated as well. New garbage bins installed and parking lot was repaved in 2003. Tenants pay hydro. Call our office for an Investment Information Sheet and Rent Roll .

## FOR SALE - Waterloo



**WATERLOO, 5 Units Asking \$2,900,000**

Brand new construction. Student Housing with 25 ensuite bedrooms. Ideal for mature students and young professionals, each suite is fully furnished with high-end amenities. The building is a 5 minute walking distance from University of

Waterloo and Wilfred Laurier. Close to major bus routes (University Ave., Columbia St.) Call our office for an Investment Information Sheet and Rent Roll or to book a viewing.

## FOR SALE - Lindsay



**LINDSAY, 14+3 Units Asking \$1,025,000**

9.3% Cap Rate. The property is in good condition and is being sold at a price below its CVA. The building is located approximately 45 minutes north of Oshawa. 3 - bachelor units, 9 - 1 bedroom units, 2 - 2 bedroom units, plus 3 commercial units. Gross Income

Of Approx \$206,000. Call our office for an Investment Information Sheet and Rent Roll or to book a viewing.



### Services:

- Tenant Management
- Rent Collection
- Advertising / Tenant Screening
- In-House Maintenance Staff
- Routine Inspections and Proactive Monitoring
- Landscaping
- Project Management for Larger Renovations
- Monthly Financial Statements

*“If you want to invest in real estate, but are tired of being a landlord... Give us a call”*

Full turnkey property management services for the real estate investor of any size

- Apartment Building
- Condominium
- Townhouse
- Single Family Home
- Duplex / Triplex / Four-plex

4 Saralou Court, Toronto, Ontario M9B 2G2

P: 647-406-9669

E-mail: [info@blueprintpropertymgmt.com](mailto:info@blueprintpropertymgmt.com)

Website: [www.blueprintpropertymgmt.com](http://www.blueprintpropertymgmt.com)



# MYSAK

## REALTY

Our new website will be launching in April 2014

[www.MysakRealty.com](http://www.MysakRealty.com)

**SOLD in Fall/Winter 2013**

17 Anthony Rd., Toronto	11	11 units @ \$122,273/unit	\$1,345,000
1-3 Albany Heights, Belleville	12	12 units @ \$67,500/unit	\$810,000
87-97 Walton St., Port Hope	27+5	32 units @ \$62,500/unit	\$2,000,000
5-11 Birchlea Ave., Toronto	52	52 units @ \$110,096/unit	\$5,725,000
2808-2810 Keele St., Toronto	52+1	53 units @ \$121,698/unit	\$6,450,000
2328 Islington Ave., Toronto	68	68 units @ \$127,941/unit	\$8,700,000
1450-1500 Beckworth Ave., London	81	81 units @ \$70,370/unit	\$5,700,000
222 Nonquon Rd., Oshawa	139	139 units @ \$70,863/unit	\$9,850,000

**ADVERTISING**

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

If we can be of any assistance for your multi-residential needs please do not hesitate to call us!

**The 2014 Residential Rent Increase Guideline is 0.8%**