

**-Dedicated to Apartment Building Sales-**

FALL 2015

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**FOR SALE - Sarnia**



**SARNIA, 12 Units**  
Asking \$770,000  
**7.5% Cap Rate**

Great opportunity for serious investors. Well established 12 unit townhouse complex conveniently located beside Grocery Store, Gas Station, Public

Transit, HWY 402 On-Ramp, Shopping and all other Amenities. Brand New Roof in 2015. Close to Schools and Parks. Onsite Laundry Facilities and Parking. Consists of 8 x 2 Bedroom units and 4 x 3 Bedroom units. Call our office for an Investment Information Sheet or to book an appointment for viewing.

**SOLD - Toronto**



**TORONTO, 25 Units**  
Asking \$2,900,000  
**5% Cap Rate**

Care free investment with seldom a vacancy. Great Rental Location, excellent property for investors looking for "up-side", both to increase income and reduce expenses. Solid building

with very large units, quality brick, across from Coronation Park. 6 x 1 Bedroom Units and 19 x 2 Bedroom Units. Onsite Laundry Facilities. Call our office for an Investment Information Sheet.

**FOR SALE - Tweed**



**TWEED, 12 Units**  
Asking \$625,000  
**6.7% Cap Rate**

Sits on over 8 Acres of beautiful forest lined property. Ample yard space for family play and activities. Includes a Swing Set, Basketball/ Tennis Court & backyard

garden the tenants can grow vegetables in. Ten of the units have been renovated within the past 5 years and freshly painted. Units boast hardwood floors, new bathroom vanities, new tub surrounds and gorgeous ceramic tiles. Building has continuous water sources of a Well and Septic Tank, with a water purification system. Call our office for an Investment Information Sheet or to book an appointment.

**SOLD - Hamilton**



**HAMILTON, 13 + 2 Units**  
Asking \$1,400,000  
**6.5% Cap Rate**

Phenomenal location! Located steps away from GO station. Short walk to St. Joes Hospital. Exposed brick walls in the hallways and some units.

Consists of 10 x 1 bedroom suites, 2 x 2 bedroom suites, 1 x 3 bedroom suite, and 2 commercial suites. Currently no laundry available for tenants on site. Space and plumbing available to easily add coin laundry. Call our office for an Investment Information Sheet.

**PLEASE CALL US TO LEARN MORE  
ABOUT OUR UNIQUE AND PROVEN  
SELLING METHODS**

**Joe Mysak, Broker of Record**  
**Office: 416-767-5500 ext. 22 Toll Free: 1-877-382-5500**  
**Fax: 416-760-7878 Email: Joe@MysakRealty.com**  
**Website: [www.MysakRealty.com](http://www.MysakRealty.com)**

**Industry Professionals**

**Accountant**

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

**OUR MISSION STATEMENT**

We are a powerfully united team dedicated to apartment building sales and passionately committed to helping our clients achieve their real estate goals, by telling them the truth and using our proven non-traditional selling methods.

**SOLD - Hamilton**



**HAMILTON, 7 Units**  
Asking \$930,000  
**4.8% Cap Rate**

Phenomenal property with very little maintenance needed for years to come. New Paving with 8" Stone and new asphalt in 2009. Pride of ownership throughout. Close to McMaster University and

public transportation. Fantastic tenants. Turn key operation. Mortgage can be assumed and increased. Call our office for an Investment Information Sheet or to book an appointment.

**SOLD - Cambridge**



**CAMBRIDGE, 9 Units**  
Asking \$710,000  
**6.9% Cap rate**

Owner is retiring. Great cash flow if kept as is or great property to add value too. Same owner for close to 20 years. Close to 7% cap rate! Consists of 1 x Bachelor suite, 2 x 1 bedroom suites, 6 x 2 bedroom suites. Coin laundry on site, Tenants pay Hydro, New Flat Roof, Most windows have been upgraded to Thermal windows.

for viewing. Call our office for more information.

**SOLD - Kingston - EXCLUSIVE LISTING**



**KINGSTON, 16 Units**  
Asking \$1,300,000  
**6.3% Cap Rate**

Majority of the units have been renovated. Owner is willing to hold a 2nd mortgage. Please call for details. Parking lot recently repaved. 1 x Bach, 7 x 1 Bed, 8 x 2 Bed. Building is separately

metered, currently some tenants pay their own hydro some tenants are all inclusive. Call our office for an Investment Information Sheet or to book an appointment for viewing.

**SOLD - Prime Hamilton**



**HAMILTON, 8 Units**  
Asking \$1,200,000  
**5.5% Cap Rate**

Stunning Heritage property close to all amenities and in one of the best locations in Hamilton. The property has incredible curb-side appeal which continues throughout the inside of the building. Pride of ownership. Call our office for an Investment Information Sheet or to book an appointment for viewing.

**SOLD in Spring 2015**

50 Benson Ave., Richmond Hill	19	19 units @ \$182,632/unit	\$3,470,000
95 Kayla Cres., Vaughan	15	15 units @ \$250,000/unit	\$3,750,000
8650 Wyandotte St. E., Windsor	36	36 units @ \$73,116/unit	\$2,632,188
263 Millard St., Orillia	38	38 units @ \$88,158/unit	\$3,350,000
124 River Rd., Bracebridge	23	23 units @ \$93,043/unit	\$2,140,000
81 Willow Rd., Guelph	68	68 units @ \$90,441/unit	\$6,150,000
12-24 Tracey Park Dr., Belleville	77	77 units @ \$88,961/unit	\$6,850,004
45 Charlton Ave. W., Hamilton	46	46 units @ \$95,000/unit	\$4,370,000

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

**The 2016 Residential Rent Increase Guideline is 2.0%**