

FOR SALE - Woodstock - EXCLUSIVE LISTING



WOODSTOCK, (41+2) Units
 Asking \$2,025,000
8.1% Cap Rate

With 25% down at asking price the building shows a 23.9% ROI. 5 x Bach, 36 x 2 Bed and 2 Stores. Electric Baseboard heating. Owner pays hydro. Located in Woodstocks Central

Business District. Property is well taken care of but could use some cosmetics. Potential to rent out office space in lobby of property if desired. Call our office for an Investment Information Sheet or to book an appointment for viewing.

FOR SALE - 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 - Orangeville



ORANGEVILLE, 20 Units
 Asking \$1,900,000

Same owner since it's been built. This is an "estate sale", and being sold in "As Is" condition. Consists of 20 x 2 bedroom suites. Most units are equipped with a Fridge, Stove, Washer and Dryer. Some are tenant owned.

Next to park & conservation area. Utilities and Electric heat paid by tenants. Call our office for an Investment Information Sheet.

SOLD - London



LONDON, 19 Units
 Asking \$2,000,000
5.3% Cap rate

Beautiful property. Building Located close to Western University. Property is in impeccable condition. Turn key operation with very little management required. Master Key system in place. The building has been extremely well taken care of with many upgrades done. Consists of 13 x 1 bedroom suites and 6 x 2 bedroom suites. Steps away from public transportation and shopping. Tenants pay hydro.

SOLD - Burlington



BURLINGTON, 16 Units
 Asking \$2,650,000
4.6% Cap rate

Property is in impeccable condition. Turn key operation with very little management required. Master Key system in place. The building has been extremely well taken care of with many upgrades done.

Consists of 1 bachelor suite, 3 x 1 bedroom suites, and 12 x 2 bedroom suites. Located in quiet residential area. Parking lot recently resurfaced. Close to Go station and Guelph Line. Clean environmental. Call our office for an Investment Information Sheet.

UNDER CONTRACT - 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. Call our office for an Investment Information Sheet or to book an appointment for viewing.

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Sign up today to start receiving Market Updates, Exclusive Apartment Building Listings, Recently Sold Properties and Helpful Landlord Information directly to your inbox. Send us an E-Mail to info@mysakrealty.com

SOLD - Toronto - EXCLUSIVE LISTING



TORONTO, 29 Units
Asking \$3,700,000
 Care free investment with seldom vacancy. Consists of 1 bachelor suite, 14 x 1 bedroom suites, 13 x 2 bedroom suites, and 1 x 3 bedroom suite. State-of-the-art heating system makes ownership worry free. Two new on demand gas fired boiler system. Call our office for an Investment Information Sheet.

FOR SALE- 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.

FOR SALE - Sarnia



SARNIA, 12 Units
Asking \$780,000-7.4% Cap Rate
 Great opportunity for serious investors. Well established 12 unit townhouse conveniently located near shopping, grocery store, and bus route. Consists of 8 x 2 bedroom suites and 4 x 3 bedroom suites. Call our office for an Investment Information Sheet or to book an appointment for viewing.

FOR SALE - 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 Fall 2014

1143 O'Connor Dr., Toronto	12	12 units @ \$108,333/unit	\$1,300,000
795 College St., Toronto	8	8 units @ \$193,750/unit	\$1,550,000
370 Wharncliffe Rd. S., London	28	28 units @ \$37,800/unit	\$1,050,000
85 Seagram Dr., Waterloo	9	9 units @ \$93,333/unit	\$4,200,000
30 Church St. W., Woolwich	20	20 units @ \$178,750/unit	\$3,575,000
263 Millard St., Orillia	38	38 units @ \$88,158/unit	\$3,350,000
402 Prospect Ave., Kitchener	12	12 units @ \$108,333/unit	\$1,300,000
124 River Rd., Bracebridge	23	23 units @ \$93.043/unit	\$2,140,000

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.

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

The 2015 Residential Rent Increase Guideline is 1.6%