

SOLD - KITCHENER



SOLD SEPT. 2010, 11 Units—Great location, Easy to maintain and manage.

SOLD - TORONTO



SOLD SEPT. 2010, 24 Units - Prime West End Location next to Humbertown Plaza.

SOLD - BRANTFORD



SOLD AUG. 2010, 42 Units + 5 Stores Immaculate property in Harmony Square

FOR SALE - South Etobicoke



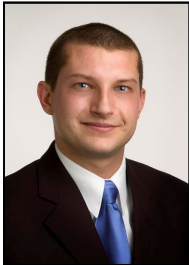
SOUTH ETOBICOKE 34 Units, Only \$2,800,000
Fabulous opportunity to own two separately registered 3 storey walk up buildings in an excellent residential neighborhood. Close to shops, parks, public transportation and all amenities. 1 -bachelor unit, 18 - 1 bedrooms units, 15 - 2 bedroom units. Most of the units have been updated, building retrofitted in 2002, tenants pay hydro, laundry facilities on site and newer windows. Call our office for further information.

FOR SALE - Thorold



THOROLD 14 Units, Asking \$669,000
2 storey walk up in Downtown Thorold just minutes to Brock University, Niagara Falls and St. Catharine's. Good area and Great CAP rate. 14 - bachelor units. Recent Capital Improvements of \$107,000, we have a list available. Building has been Retrofitted, tenants pay hydro, laundry facilities on site. Call our office for further information or to book an appointment to view the property.

Our Team ...



Joe Mysak,
Broker of Record



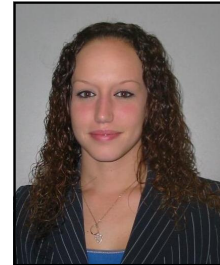
Matt Mysak,
Broker



Elizabeth Kaupé,
Sales Representative



Tony Giniotis,
Broker



Ashley Lapier,
Deal Manager &
Marketing Director



Melissa Pinto,
Reception & Re-
search Department



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FOR SALE - St. Marys



ST. MARY'S, 19 Units plus 4 stores, Asking \$1,435,000

A chance to own a beautiful converted Opera House backing onto the Thames River in central St. Mary's. 5 - 1 bedroom units, 12 - 2 bedroom unit, 2 - 3 bedrooms units and 4 Stores on the main floor. Breathtaking

views from all units on the backside of the building, incredible charm and stonework, a MUST see! Call our office for a 9 page information package about the property and surrounding area.

FOR SALE - Oshawa



OSHAWA, 16 Units + 4 stores, Only \$2,050,000

Excellent investment opportunity. Well maintained and run building on very busy street. Residential units always rented, 2.5 - 4.5 yrs commercial leases. 16 - 2 bedroom units. Ample Parking, each unit has its own washer and dryer, tenants

pay hydro, new roof in 2009, building has been retrofitted, Phase 1 environmental completed in 2005. Call our office to arrange a viewing or for our Investment Information Sheet and Rent Roll.

FOR SALE - Tilbury



TILBURY, 12 Units Asking \$660,000

A rare opportunity to own a building in such immaculate condition. This 3 storey walk up was built by the present owner in 1973, all mechanics and cosmetics are in A+ condition, there's rarely a vacancy, this building will be maintenance free

for years to come! 6 - 1 bedroom units and 6 - 2 bedroom units, Great tenant profile with most of the tenants being retirees, ample parking for the tenants and laundry facilities on site.

FOR SALE - West Toronto



TORONTO, 4 Units Asking \$749,000

Beautiful building on Busy King Street West with 1 - 1 bedroom unit, 2 - 2 bedroom units and 1 - 3 bedroom unit. Just a short commute to Downtown Toronto. Fantastic tenant profile, long term Tenants, RARELY a vacancy, pride

of ownership throughout, Potential for an extra unit in the basement, Each apartment has incredible character, currents rent are on the low side. Call our office for an appointment to view this property.

SOLD in Summer 2010*

410 Prospect Ave., St. Catharine's	12	12 units @ \$97,083/unit	\$1,165,000
38 Lambton Ave., Toronto	25	26 units @ \$63,600/unit	\$1,590,000
125 Vaughan Rd., Toronto	32	32 units @ \$78,427/unit	\$2,510,000
3370 Havenwood Dr., Mississauga	52	52 units @ \$102,404/unit	\$5,235,000
550 Westmount Rd. W., Kitchener	57	57 units @ \$68,421/unit	\$3,900,000
4 Trethewey Dr. & 3 Greentree Crt., Toronto	86	86 units @ \$60,465/unit	\$5,200,000
3875 Sheppard Ave. E., Scarborough	155	155 units @ \$87,742/unit	\$13,600,000

* Source of Info RealTrack

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.

The 2011 Residential Rent Increase Guideline is 0.7%

Join Our E-Mail Updates

Sign up today to start receiving Market Updates, Exclusive Apartment Building Listings, Recently Sold Properties and Helpful Landlord Information directly to your inbox. Send your E-Mail address to info@mysakrealty.com or call us at 416-767-5500