

SOLD - Hamilton



HAMILTON, 12 Units
Asking \$825,000
 8.1% 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.

FOR SALE - Lindsay



LINDSAY, 15 Units
Asking \$1,700,000
 Opportunity for investors, builders and developers. 3 buildings to be sold together. 3 - bachelor units, 5 - 1 bedroom units, 6 - 2 bedroom unit, plus a 4 bedroom house. Corner property located near Downtown Lindsay. These buildings have an abundance of character and charm. Tenants pay their own hydro. Call our office for more information or to book an appointment for viewing.

FOR SALE - Marathon, ON



MARATHON, ON, 84 Units
Asking \$1,499,000
 12.8% Cap Rate. Enjoy a view of the Bay. 3 - bachelor units, 26 - 1 bedroom units, 50 - 2 bedroom units, and 4 - 3 bedroom units. Renovated suites, in two individual buildings being sold together. Building is in need of new management. Tenants pay their own hydro. Call our office for more information or to book an appointment for viewing.

FOR SALE - Bothwell, ON



BOTHWELL, ON, 17 Units
Asking \$624,900
 Well managed properties with local hands-on superintendents. 6 Town homes, a 7Plex and a 4Plex. 13 - 2 bedroom units, and 4 - 1 bedroom units. Some units have balconies and patio areas for the tenants. Bothwell is a quiet small town nestled between London & Chatham. A great community to invest in. Call our office for more information.

SOLD in Spring 2014

25 Paisley Blvd. E., Mississauga	10	10 units @ \$165,000/unit	\$1,650,000
107-109 Balsam Ave. S., Hamilton	16	16 units @ \$62,063/unit	\$993,000
22 Woodfern Ct., Kitchener	17	17 units @ \$87,824/unit	\$1,493,000
33 Centre St, Bradford	24	24 units @ \$103,854/unit	\$2,492,500
210 Vaughan Rd., Toronto	25	25 units @ \$166,400/unit	\$4,160,000
26 Gulliver Rd., Toronto	53	53 units @ \$129,245/unit	\$6,850,000
202 Hespeler Rd., Cambridge	62	62 units @ \$102,419/unit	\$6,350,000
221 Melvin Ave., Hamilton	199	199 units @ \$47,242/unit	\$9,401,195

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 2014 Residential Rent Increase Guideline is 0.8%

FOR SALE - Welland



WELLAND, 6 Units
Asking \$450,000
 Charming 6 unit building, close to Niagara College and Brock University. Located next to the Canal and close to public transit and shopping. 6 - 2 bedroom bedroom units. Laundry facilities onsite. Newer windows, doors, counters, flooring, bathrooms, Hi-Efficiency Furnaces and Hot Water Tanks. Large Newly Paved Parking Lot. Call our office for an Investment Information Sheet and Rent Roll or to book a viewing.

FOR SALE - Kitchener



KITCHENER, 3 Units
Asking \$450,000
 Legal triplex plus two unregistered units. Outside improvements include some Newer windows, siding, and railings. Roof is 15 years old. Electrical and fire inspections complete. Approximately \$36,000 spent on capital improvements. Located on a huge lot at the corner of two busy streets. Suitable to build Office Building. Call our office for an Investment Information Sheet and Rent Roll or to book a viewing.

FOR SALE - Toronto



TORONTO, 6 Units
Asking \$1,949,000
 Legal Sixplex on a large lot, consisting of 1 - bachelor unit, and 5 - 1 bedroom units. Property suitable for re-development or additional units. Ample parking spots available onsite. Ave. Primary property corner of major intersection at Dufferin and Davenport. Downtown view that is visible from Hilltop. Call our office for an Investment Information Sheet or to book an appointment for 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.



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

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