

**FOOD FOR THOUGHT** from the "silver fox", Carlos Fernandez

*No one knows what he can do until he tries.*

*Rule your passions or they will rule you.*

*If you make every minute count, the hours will take care of themselves.*

*The three most commonly told lies in the country are; "Gee, you haven't changed at all", "I never got the message" and "I put that cheque in the mail yesterday".*

**Matt Mysak, Broker since 1976**

- Fellow of the Real Estate Institute of Canada, Director of the Toronto Real Estate Board, Certified member of Industrial, Commercial & Investment Council, member of Multiple Dwelling Standards Assoc.

**Eugene Masney, Broker since 1976**

- Served on many TREB committees, expert contract negotiator in investment and commercial real estate.

**Elizabeth Kaupe, Sales Representative since 1985**

**Margaret Jedlewska, Sales Representative since 1987**

**Joe Mysak, Sales Representative since 2004**

**FOR SALE**



TORONTO WEST, 21 units + house  
Close to lake. Only \$1,690,000.

**FOR SALE**



TORONTO CENTRAL 12 units for  
Only \$1,250,000

**FOR SALE**



BARRIE 21 units, central location  
7.5 % CAP. Asking \$1,450,000

**FOR SALE**



TORONTO CENTRAL busy location  
store+2 apts. 8%cap. Only \$429,000

**SOLD SUMMER 2004**

18-20 Charlemagne	North York	6 units	\$ 1,040,000
29 Greenbriar Rd.	North York	6 units	760,000
2550 Keele St.	North York	12 units	815,000
494 Mortimer Ave.	East York	12 units	720,000
765 Browns Line	Etoibicoke	24 units	2,400,000
50 Oxtan Ave.	Toronto	32 units	3,275,000
82-84 Willow Ave.	Toronto	36 units	3,170,000
2413 Islington Ave..	Etoibicoke	52 units	3,900,000
2550 Bathurst St.	Toronto	65 units	5,600,000

\* Source of info RealTrack Inc.



- Joe Mysak
- Kama Jedlewska
- Eugene Masney
- Margaret Jedlewska
- Elizabeth Kaupe
- Matt Mysak
- Ashley Lapier

**Our Mission Statement**

We are a powerfully united team, passionately committed to helping our clients achieve their real estate goals through our proven non-traditional methods specializing in investment buildings.



MEMBER OF ONTARIO REAL ESTATE EXCHANGE

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