

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

*Don't waste a weekend worrying about Monday.*

*Expenses well managed are half an income.*

*Pay attention or you will pay the price.*

*Pocket all your knowledge with your watch and never pull it out in company unless you are asked.*

*You probably won't hear opportunity knocking if the television set is always on.*

**Presenting the "Dream Team"**

**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.

**Elizabeth Kaupe, Sales Representative since 1985**

**Joe Mysak, Sales Representative since 2004**

**FOR SALE**



**LOCATION!LOCATION!LOCATION!**  
Beaches 9 units. Only \$1,188,000

**FOR SALE**



"DIAMOND IN THE ROUGH" in Toronto 23 units, Only \$1,500,000.

**FOR SALE**



BEACHES charming 3+1 units Complete up-date. ONLY \$799,000

**FOR SALE**



TORONTO 17 units at \$1,100,000 with an 8.3% CAP and 19% ROI

**Solds Summer 2004**

33 Erlesmere Ave	Brampton	11 units	\$ 985,000
359 Blake St.	Barrie	12 units	1,000,000
24-28 LaSalle Ct	Oshawa	12 units	750,000
1059 Weston Rd.	Toronto	14 units	1,160,000
313 The Kingsway	Etobicoke	15 units	1,500,000
16 Albert Ave.	Etobicoke	18 units	1,387,500
2645 Keele St.	North York	19 units	1,447,000
1911 Bayview Ave.	Toronto	22 units	2,108,000

\* Source of info RealTrack Inc.



Melissa Pinto  
Matt Mysak  
Elizabeth Kaupe  
Joe 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

Matt Mysak Inc. Brokerage  
2228A Bloor St. W., Toronto, ON M6S 1N6  
Office: 416-767-5500 Toll Free: 1-877-382-5500  
[www.MysakRealty.com](http://www.MysakRealty.com)