

The Matt Mysak Report

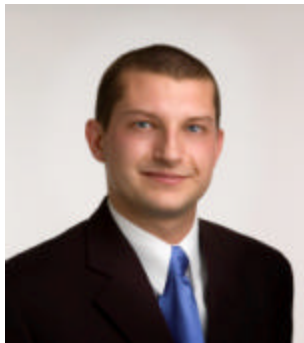


FALL 2006

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Congratulations!

We are all delighted to congratulate Joe Mysak on his phenomenal success in his first year of real estate. Joe's dedication and hard work resulted in achievements that set the bar higher for all of us in the company. Congratulations Joe!



NOTE: 2007 Rent Increase Guideline is 2.6% .

Multiple Dwelling Standards Association (MDSA)

I am pleased to announce that I have recently been appointed to the MDSA board of directors. The association has been in operation for over 35 years. It has provided major savings to members on bulk purchases of gas, oil and electricity. It has also successfully lobbied government on a number of matters affecting apartment building owners.

Please feel free to contact me with any concerns by fax, 416-760-7878 or email, matt@mysakrealty.com.

Recycle, Reduce, Reuse!

The City of Toronto is introducing a Multi-Unit Waste Reduction Levy that will apply to apartments (with more than 8 units) receiving garbage collection from the City.

In 2005, multi-unit buildings, on average, recycled only 13% of their garbage. The Levy is meant to increase use of the free recycling service provided by the City, while at the same time reducing the volume of garbage put out for collection. Every building will be allotted a fixed amount of free garbage collection, but a charge will be applied to every cubic yard of garbage over your allowable limit.

FOR SALE



ETOBICOKE, Store + 12 apts, in busy location. 8% CAP. \$999,000.

FOR SALE



YORK corner property, 6 units in good condition. Only \$525,000.

FOR SALE



NORTH YORK, 81 units in good condition. Asking \$6,500,000.

**CALL NOW FOR A FREE,
NO OBLIGATION MARKET
EVALUATION**

Matt Mysak

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