
The Matt Mysak Report



SUMMER 2007

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SIMPLIFY YOUR SALE

It is too often that a property is sold “conditional on inspection”, and that problems arise when the subsequent inspection reveals structural defects, furnace problems, etc. A pre-listing inspection (PLI), is an excellent way to avoid this situation and often eliminates the need for conditional offers.

PLI reports can help establish the best market price for a property. If a seller opts not to repair a defect, then he can get cost estimates for the needed work, and reflect that in the asking price. The seller also has the opportunity to make any repairs deemed beneficial in getting the best

possible price for his property.

A PLI can be valuable to the buyer, as knowing the condition of the roof, furnace, plumbing, electrical, etc. can help him to buy the property with assurance and unconditionally.

A PLI also provides the Realtor with better information about the listed property, allowing him to inform buyers with confidence.

Finally, a PLI is helpful in preparing the “Seller Property Disclosure Statement”.

Sellers can consider asking their Realtor to help them find a qualified inspection company to perform the PLI, and avoid unwanted surprises.

CONSIDER CURB APPEAL

No matter how pleasing a property may be inside, the first thing a buyer or potential tenant sees is the exterior. Good curb appeal shows that the owner takes his property maintenance seriously and makes a good first impression.

Flowerbeds and shrubs add appeal. Grass should be cut regularly. Address numbers and signs should be attractive, and have consistent lettering and design. Dumpsters should be concealed and any litter picked up.

These small improvements will help ensure the property pleases!

FOR SALE



ETOBICOKE SOUTH, 9 legal units, great location, Only \$649,000

FOR SALE



TORONTO WEST, 8 unit, excellent rental location. Reduced \$675,000.

FOR SALE



TORONTO CENTRAL, 6 units. Best buy, no vacancies. Only \$479,000.

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

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