

The Mysak Report

FALL 2008

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DON'T SHOOT THE AGENT!

The Financial Transactions and Reports Analysis Centre of Canada, (FINTRAC), is responsible for collecting and analyzing financial information and intelligence on suspected money laundering and terrorist financing activities. The IMF or International Money Fund estimates that approximately \$500 billion are laundered each year worldwide.

On June 23, 2008 changes came into effect regarding Canada's anti-money laundering legislation. These changes made it mandatory for real estate brokers and salespeople to obtain identification from clients

during financial transactions such as depositing funds.

Although your agent may have known you for years, and you may have worked together previously, your agent is now required to see valid identification from you, such as a birth certificate, passport or driver's license.

The government believes that this new legislation will serve to support the effort to fight terrorist financing and money laundering. **So please remember that asking you for ID is now the law.**

USER-PAY GARBAGE

On July 1, 2008, Toronto's new pay-

as-you-throw garbage policy came into effect. The more trash put out, the higher the cost to the building owner.

The goal is to divert 70% of waste from landfill by 2010. Currently Toronto's 500,000 multiresidential units divert only 13% in contrast to the 58% diverted by homeowners.

It clearly benefits the landlord to get tenants on side and to encourage recycling options. **To assist you with this, a sample letter for tenants from owner can be requested by phoning us at 416-767-5500 or e-mailing us at info@MysakRealty.com.**

FOR SALE



WATERLOO, 16 units, new furnace, roof, windows. Asking \$1,100,000

FOR SALE



WINDSOR, gorgeous 55 unit heritage building. Only \$2,850,000

FOR SALE



OSHAWA, 11 units solid concrete construction 7.3% CAP. \$875,000

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

Joe Mysak

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Website: www.MysakRealty.com

Industry Professionals

Real Estate Lawyer

Bill Zyla, B.A., L.L.B.
Mitchell, Bardyn & Zalucky
416-234-9111 ext. 227

Customer Driven

MIDTOWN Honda
Richard Macdonald
Business Manager
416-789-4101

Accountant

Sandy M. Feld, B.Comm.
3089 Bathurst St. Suite 319
Toronto, ON M6A 2A4
416-789-4846



From Left to Right...

Joe Mysak, Sales Representative

Ashley Lapier, Office Manager

Matt Mysak, Broker of Record

- Dedicated to Investment & Apartment Building Sales Since 1972
- Certified member of Industrial, Commercial & Investment Council

Melissa Pinto, Reception & Research Department

Tony Giniotis, Broker

FOR SALE

TORONTO, in High Park, retirement home, 48 units. Asking \$3,800,000.

FOR SALE

TORONTO, Annex, renovated 7 unit with central air. 7.8% CAP. \$950,000

FOR SALE

TORONTO, best location, Danforth area, renovated 17 units \$1,750,000

FOR SALE

BURLINGTON, 14 units. 2-stry town house type w/back yard. \$1,295,000.

FOR SALE

WHITBY, excellent condition, 24 units with 7.4% CAP \$2,190,000

FOR SALE

TORONTO WEST, 26 units, many renovated, 6.5% CAP, \$1,700,000

SOLD* in Summer 2008			
1177 Weston Rd.	Toronto	2 units + 1 store	\$192,000
338 Malaga Rd.	Oshawa	6 units	\$525,000
1631-7 Dundas St. W.	Toronto	7 units + 4 stores	\$1,388,000
2218-20 Queen St. E.	Toronto	16 units + 3 Stores	\$1,900,000
129 Rebecca St.	Hamilton	19 units	\$1,390,000
174 Fergus Ave.	Kitchener	24 units	\$1,250,000

* Source of Info RealTrack Inc.

Our Mission Statement

We are a powerfully united team dedicated to investment properties and passionately committed to helping our clients achieve their real estate goals, by telling them the truth and using our proven non-traditional selling methods.

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