

The 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**

Joe Mysak

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Industry Professionals

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Customer Driven

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416-789-4101

Accountant

Sandy M. Feld, B.Comm.
3089 Bathurst St. Suite 319
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416-789-4846

FOOD FOR THOUGHT

from the "silver fox", Carlos Fernandez

Do you ever wonder why...

- Noah didn't swat those 2 mosquitoes?
- sheep don't shrink when it rains?
- doctors call what they do 'practice'?
- the man who invests all your money is called a broker?

Matt Mysak, Broker of Record

- Dedicated to Investment & Apartment Building Sales Since 1972
- Certified member of Industrial, Commercial & Investment Council
- Director of Multiple Dwelling Standards Assoc.

Joe Mysak, Sales Representative

Elizabeth Kaupe, Sales Representative

Ashley Lapier, Office Manager

Melissa Pinto, Reception & Research Department

FOR SALE



TORONTO WEST 51 units in good rental area, Asking \$5,500,000.

FOR SALE



TORONTO EAST, Best buy! 11 units, 7.6 cap. Only \$1,349,000

FOR SALE



HAMILTON CENTRAL, 12 units in good condition. Asking \$698,000

FOR SALE



COBOURG on the beach. Prime location. Reduced to \$1,390,000.

SOLD* in SPRING 2007

2282 Bloor St. W.	Toronto	commercial	\$1,775,000
131 Mount Joy Ave.	Toronto	6 units	1,175,000
96 Trethewey Dr.	York	12 units	920,000
229 Pannahill Rd.	North York	12 units	1,000,000
514 Dawes Rd.	East York	34 units	2,430,000
101 Coe Hill Dr.	Toronto	47 units	4,200,000
127 Glenwood Cres.	East York	57 units	4,350,000
510 Dawes Rd.	East York	62 units	3,350,000
330 Hopewell Ave.	York	63 units	4,140,000

* 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, by telling them the truth and through our proven non-traditional selling methods, dedicated to listing & selling investment properties.

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