

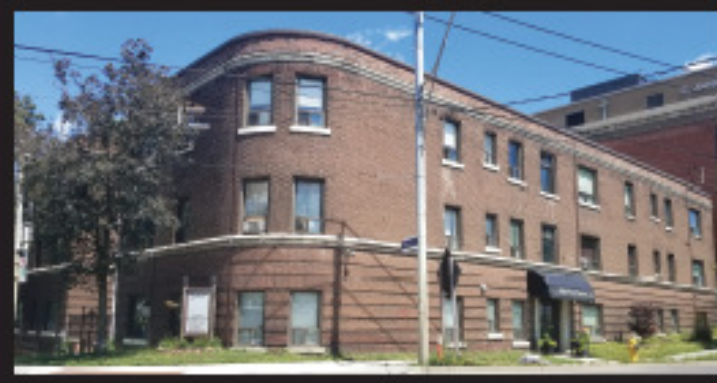
## TOURS will take place between September 10<sup>th</sup> to September 24<sup>th</sup>, 2017



### PARKDALE - RONCESVALLES

#### 27 Units

Stunning 4-storey walk up, in the heart of Parkdale. Public transit at your doorstep and only a two minute walk to shopping. Recently passed city fire inspection. Easy access to downtown with the King St. W. streetcar. Great curbside appeal, with a modern design on the interior, reflecting the tenants in the neighbourhood. Onsite Laundry. 14 x Large Bachelors, 13 x 1 Bedrooms. Tenants pay own Hydro.



### HIGH PARK- RONCESVALLES

#### 30 Units

Located on the Queensway, just west of Roncesvalles. with views of Lake Ontario. Steps to St. Josephs Hospital, High Park & Roncesvalles Village. Close to many public transit routes, including the Queensway, King, & Queen streetcar. Rents below market, 6 units are well below market. Majority of the tenants pay own Hydro. Intercom system. Building has character and is in fantastic condition. Tenants are young professionals that enjoy the outdoors. 5 min walk to Lake.

**Clean Phase 1 Environmentals Available**

**All Due Dilligence Available in Online Data Room, Please call our office for Access.**

## FOR SALE - TORONTO - EXCLUSIVE

PLEASE CALL US TO LEARN MORE  
ABOUT OUR UNIQUE AND PROVEN  
SELLING METHODS

**JOE MYSAK, Broker of Record**

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**Website: [www.MysakRealty.com](http://www.MysakRealty.com)**

#### Accountant

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#### OUR MISSION STATEMENT

We are a powerful united team dedicated to apartment building sales 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.

### Residential Apartment Commercial Zoning

What sort of city do you want your tenants to live in? The dream is an area where it's vibrant with amenities closeby.

Many Toronto residents aren't so lucky. They live in apartment towers surrounded by parking lots and empty lawns. They live on blocks where there's nowhere to buy groceries or to meet their neighbours. That may be about to change.

Advocates and planners are working on "tower renewal" program. A few weeks ago, a group of advocates

gathered at York University to discuss a new zoning category in Toronto.

Residential Apartment Commercial (RAC) zoning is a large and bold effort by the City of Toronto's planning department and others to address the problems within these neighbourhoods. It addresses 500 buildings across the city and loosens up the restrictions on those sites, making restaurants, daycares or office space a legal use.

The idea is that the spaces between the towers will no longer be vacant and arid. When such places were

built, zoning rules placed residences separate from commercial and industrial use.

These neighbourhoods have become trapped by redundant policies which isolate residents and limits economic and social life. The RAC model imagines contemporary commerce – such as farmers markets – and small retail that could occupy ground-level spaces in some of these buildings.

The RAC zoning is now in force; Toronto planners and non-profit allies are now trying to use the new RAC zoning freedom to create street life and a sense of community.

## FOR SALE - WEST TORONTO



**TORONTO, 13+2 Units**

Asking \$4,500,000

5.0% Cap Rate

Incredible investment opportunity located in the Baby Point, Humbercrest neighbourhood. One of kind style and design inside the apartments, a must see! 13 residential and 2 commercial units. New kitchens, and new bathrooms in all units. Directly across from Loblaws. Steps from public transit. Close to schools, parks and all amenities. Separate hydro and gas meters, all tenants pay their own. All units have ensuite laundry, a dishwasher and A/C.

## FIRST NATIONAL

FINANCIAL LP



### Quick closings available

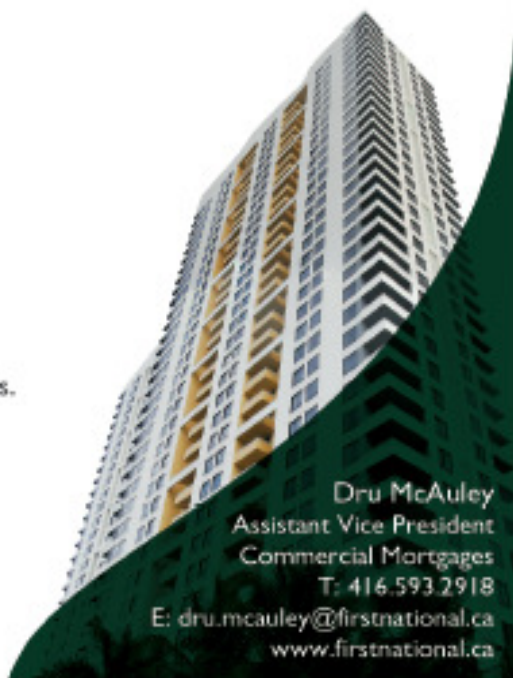
First National specializes in multi-family and commercial mortgage financing, and is a leading lender of CMHC insured mortgages for multi-family properties.

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- Attractive rates (fixed or floating)
- Higher loan amounts (up to 85% LTV)
- Extended amortization

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your first call.**

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to receive our daily bond  
market update via email.**

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[www.firstnational.ca](http://www.firstnational.ca)



## The Mysak Realty Report



**WHO?** Mysak Realty

**WHAT?** OCD Walk Toronto

**WHEN?** June 4th, 2017

**WHERE?** Martin Goodman Trail

**WHY?** This annual event was hosted by Mysak Realty Inc. Together we helped connect the community while raising awareness for OCD. With the help of our volunteers and supporters, OCD Walk Toronto raised close to \$35,000. Thank you to all involved for making the OCD Walk Toronto 2017 the amazing success that it was! We hope we can count on your support next year.



## FOR SALE - HAMILTON



**HAMILTON 12+3 Units**

Asking \$2,000,000

6.6% Cap Rate

Excellent investment opportunity. Mixed use building includes 2 Residential Units, a Lodging House Licensed for 10 rooms currently being used as student rentals, and 3 ground floor commercial units. Commercial Units pay own heat, hydro, water & TMI. Only a two minute walk to Hamilton GO station. Desirable tenant location close to all amenities and public transportation.

## SOLD- TORONTO



**TORONTO, 10 Units**

Asking \$575,000

6.7% Cap

Licensed rooming house with 10 rooms. Close to all amenities, including groceries, public transit, parks, libraries, and more. Phenomenal tenants and condition. New roof in 2016, new furnace in 2011. Onsite laundry facilities and onsite parking.

## SOLD- ORANGEVILLE



**ORANGEVILLE, 6 Rooms**

Asking \$850,000

4.9% Cap Rate

A gorgeous 6-unit Heritage Property. Large upside on rents. Lester B. Pearson spent time growing up at the property. Includes 5-unit main building and a separate 2-Bedroom coach house. Steps from historic downtown. Property has lots of character and charm. Close to schools, parks, all amenities and public transit.

## Join Our E-Mail Updates

Sign Up Today to Start Receiving Market Updates, Exclusive Apartment Building Listings, Recently Sold Properties and Helpful Landlord Information Directly to Your Inbox. Send us an Email to [info@mysakrealty.com](mailto:info@mysakrealty.com)

**FOR SALE - HAMILTON****HAMILTON, 17 Units**

Asking \$1,950,000

4.8% Cap Rate

Located on top of the Hamilton mountain in sought after location. Close to shopping and all amenities. 17 Large One Bedroom apartments. Pride of ownership throughout. Ample parking for all tenants and guests. Approximately 30% of units have been fully renovated. Major rental upside potential available on remaining units.

**SOLD- WEST TORONTO****TORONTO, 30 Units**

Asking \$6,000,000

3.9% Cap

Excellent location in West Toronto. 7x8 Back., 13x1 Bed, 10x2 Bed. Close to schools, parks, and all amenities. Minutes away from two major transit lines. Onsite laundry facilities & onsite parking available. Seldom a vacancy. Large bright suites with recent renovations. One unit is heated via ELEC BB, all other areas are radiant heat.

**NOTICE**

If you did not see these properties for SALE when they were available, please contact our office to update your buying criteria and contact information. Please email us at [info@mysakrealty.com](mailto:info@mysakrealty.com) or call 416-767-5500

**SOLD in Spring 2017**

60 Centreville St., Kitchener	29	29 Units @ \$156,000/unit	\$4,524,000
508 Beechwood Dr., Waterloo	41	41 Units @ \$212,195/unit	\$8,700,000
135 Tracey St., Belleville	56	56 Units @ \$77,500/unit	\$4,340,000
41 Church St., Forest	28	28 Units @ \$91,071/unit	\$2,550,000
356-360 Pine St., Sudbury	24	24 Units @ \$114,583/unit	\$2,750,000
358 Queenston St., St. Catharines	35	35 Units @ \$86,057/unit	\$3,012,000
146 Concession St. E., Tillsonburg	23	23 Units @ \$84,239/unit	\$1,937,500
11 West St., Brantford	26	26 Units @ \$138,462/unit	\$3,600,000

If we can be of any assistance for your multi-residential needs please do not hesitate to call us at 416-767-5500

**The 2018 Residential Rent Increase Guideline is 1.8%**