

Professionals We Recommend

**VISIT OUR WEBSITE
WWW.HASKETTREALTY.COM**

Our Website Offers

- AN ONLINE PROPERTY EVALUATION SERVICE
- YOU THE ABILITY TO SUBMIT YOUR BUYING REQUIREMENTS
- INFORMATION ON CURRENT LISTINGS AND RECENT SALES
- PREVIOUS NEWSLETTERS WITH LOTS OF FACTS
- INFORMATION ON OUR SERVICE POLICY
- LINKS TO OTHER INFORMATION SITES



**CALL NOW FOR A NO OBLIGATION
PROFESSIONAL EVALUATION!**

HASKETT REALTY INC., BROKERAGE

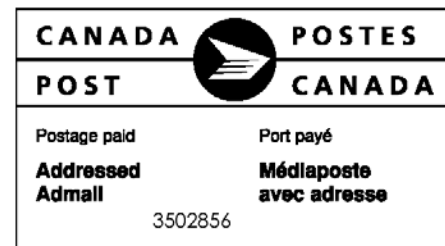
PHONE (416) 922-5777 & FAX (416) 208-0433

**EMAIL: INFO@HASKETTREALTY.COM
WEBSITE: WWW.HASKETTREALTY.COM**



326 Ontario St
Toronto, ON M5A 2V7

Important News for Apartment Building Owners!



The Apartment Building Sales Team



Publication Date

Spring & Summer 2006

**Brokering
Apartment Building
Sales since 1973**

**OVER
400
BUILDINGS
SOLD**

**HASKETT REALTY
INC.
BROKERAGE**

326 Ontario St
Toronto, ON
M5A 2V7

Phone: 416-922-5777

Fax: 416-208-0433

Website: www.haskettrealty.com

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New Changes at Haskett Realty Inc.

FOR SALE

On May 5, 2006 Haskett Realty Inc. moved to its new location.

Our new address is;

326 Ontario St, Toronto, ON M5A 2V7

Also, this year we decided to update our over all look, including our colors, logo and a brand new website at;

WWW.HASKETTREALTY.COM

Please be sure to update your files, our phone and fax numbers are still the same.

- **Toronto**
- **26 Units, 5 Bachelors, 12 One Bedrooms and 9 Two Bedrooms**
- **Most Tenants Pay Their Own Hydro**
- **New Furnace install in 2001**
- **60% Of Windows Updated**

IF YOU ARE THINKING ABOUT SELLING OR BUYING AN APARTMENT BUILDING, PLEASE CALL HASKETT REALTY INC., BROKERAGE @ (416) 922-5777 x.21

FOR SALE



104 Sixteenth St, Toronto

- Asking \$949,000
- 1 Bachelor & 11 Two Bedroom Suites
 - Roof Replaced In 2005
 - Tenants Pay Own Hydro

FOR SALE



321 ELGIN ST W, OSHAWA

- Asking \$849,000
- Exceptionally Well Maintained Building
- 1 One Bedroom & 8 Two Bedroom Suites
 - Individual Meters Available

PROPOSED LEGISLATIVE CHANGES



Craig Hounsell
Broker of Record
416-922-5777 Ext. 21

The proposed Residential Tenancies Act, 2006 would, if passed, provide better protection for tenants and landlords, ensure fairer rent increases and promote investment in rental housing according to the Ontario Government. The proposed legislation would:

- Eliminate the unfair eviction process, so that every tenant would have an opportunity to go to a hearing or mediation
- Base the annual rent increase guideline on a real cost indicator – the Consumer Price Index
- Ensure tenants receive the benefit of their energy conservation by enabling smart metering in buildings to promote energy efficiency
- Require rent reductions for tenants when utility costs go down, if a unit's rent had been increased to reflect high utility prices
- Require rent reductions for sitting tenants when a capital expenditure such as a new roof has been paid for
- Disallow all rent increases if a landlord has failed to maintain his/her building
- Create a fast-track eviction process for tenants who vandalize their units or buildings or cause serious problems when the apartment is in the landlord's home
- Continue to exempt rental units built since 1991 from rent controls, and allow new tenants and landlords to negotiate starting rents for all vacant units

More details are available upon request. Please call for a package.

SOLD



BURLINGTON

- 19 Suites
- 19 Two Bedrooms
- Tenants Pay Their Own Hydro
- New Roof in 2006

SOLD



TORONTO

- 23 Suites
- 11 One Bedrooms and 12 Two Bedrooms
- Newer Roof and Updated Windows
- Tenants Pay Own Hydro

SOLD



TORONTO

- 34 Suites
- 8 Bachelors, 15 One Bedrooms & 11 Two Bedrooms
 - Terazzo and Parquet Flooring
 - Parking lot repaved in 2004

SOLD



MARKHAM

- 42 Townhomes
- 8% Cap Rate
- 14.5% R.O. I

THE APARTMENT BUILDING SALES TEAM