

# 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



Ontario  
Rental  
Housing  
Tribunal



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

**HASKETT REALTY INC., REALTOR**

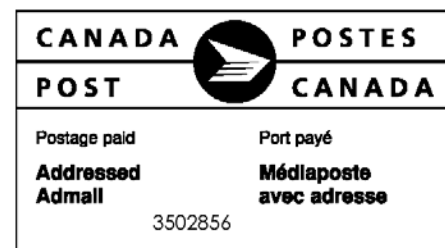
**PHONE (416) 922-5777 & FAX (416) 208-0433**

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



66 Gerrard Street East, Suite 307  
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Important News for Apartment Building Owners!



# The Investment Real Estate Report

**Publication Date**

**Winter 2006**

**Brokeraging  
Apartment Building  
Sales since 1973**

**OVER  
400  
BUILDINGS  
SOLD**

**HASKETT REALTY  
INC.**

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New & Improved Haskett Realty Inc.

**FOR SALE**

Beginning in 2006 Haskett Realty Inc. will be undergoing a few new and improved changes. We will begin by updating our website allowing for ease of use and a place to provide important information to our clients and apartment building owners. The next issue of The Investment Real Estate Report will also show a new and brighter face keeping in line with the presentation of the website. Any suggestions of items you would like to see would be appreciated and considered. Please call to discuss.

- **Brampton**
- **Built in 2000**
- **11 Townhomes**
- **3 Bedrooms Each**
- **Tenants Pay All Utilities**
- **Plenty of Outside Parking Spaces.**

# The Apartment Building Sales Team

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

## FOR SALE



### **321 ELGIN ST W, OSHAWA**

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



**SOLD**

### **TORONTO**

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

## OLD UNDERGROUND OIL TANK REQUIREMENTS

Under current Ontario legislation, oil tanks were to have been registered with the Technical Standards and Safety Authority by May of 2002. Those still in use have to be up-graded with specific leak & spill prevention equipment or need to be removed. If a tank is 25 years or older, or of an unknown age, it must be removed by **October 2006**, unless specially protected from corrosion. If a tank is 20 to 25 years old, the deadline is **October 2007**. Tanks between 10 to 19 years old must be removed or updated by **October 2008**. For newer tanks, the deadline is **October 2009**. Unused underground tanks have to be removed by a registered fuel oil contractor, and the surrounding soil carefully tested for contamination and cleaned.

IF YOU ARE CONSIDERING SELLING YOUR INVESTMENT PROPERTY, PLEASE CALL:

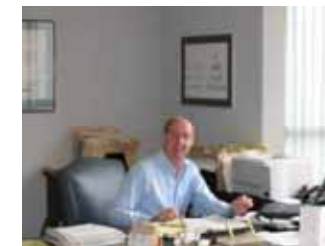
## 2006 Rental Guideline Increase

**TORONTO** — The Ministry of Municipal Affairs and Housing released the province's rent increase guideline for 2006. The 2006 guideline will be 2.1 per cent.

The annual guideline is the maximum amount that most landlords can increase a tenant's rent without making an application to the Ontario Rental Housing Tribunal. Most tenants in Ontario receive an annual rent increase that is at or below the rent increase guideline. The 2006 guideline is effective from January 1, 2006, to December 31, 2006.



**Craig Hounsell**  
Broker  
416-922-5777 Ext. 21



**Glenn M. Haskett**  
Consultant  
416-922-5777 Ext. 23



**SOLD**

### **TORONTO**

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



**SOLD**

### **GUELPH**

- 46 Suites
- 17 Two Bedrooms & 29 Three Bedroom Suites
- Newer Roof, Windows and Domestic Hot Water
  - Tenants Pay Own Hydro



**SOLD**

### **TORONTO**

- 20 Suites
- 4 Bachelors, 4 One & 12 Two Bedrooms Suites
- Newer Roof, Windows, Boiler and Hot Water
  - Tenants Pay Own Hydro



**SOLD**

### **MARKHAM**

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

# THE APARTMENT BUILDING SALES TEAM