SARACINI

BRIAN SARACINI REALTY SERVICES LTD.

ORCHARD HEIGHTS

1954-1981

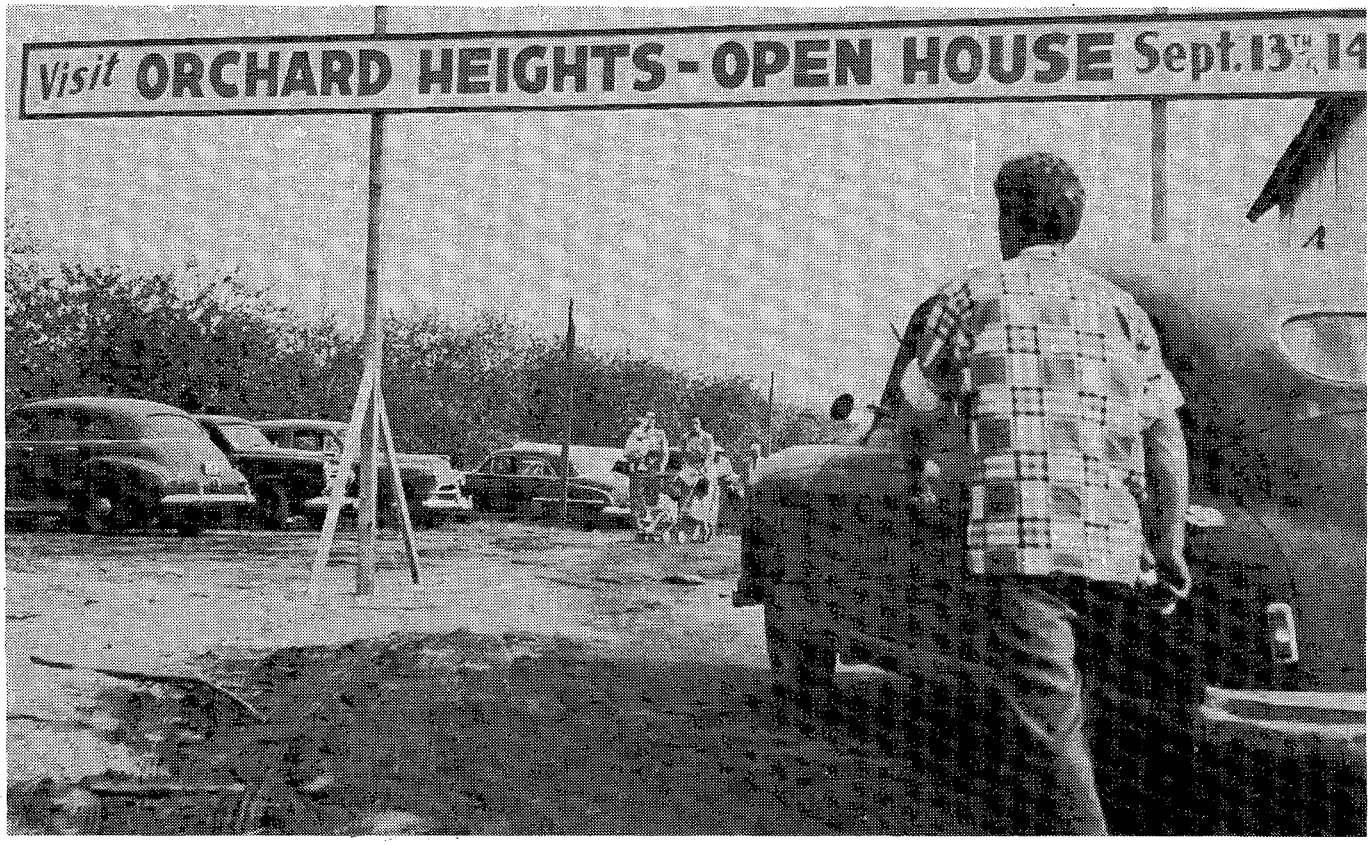


172 DUNDAS ST. E., MISSISSAUGA 272-0800

1954



They were standing in line to see this home in 1954 . . .



Will they stand in line today?

IN 1954 YOUR MONEY COULD BUY . . .

RANCH BUNGALOWS

BY

SARACINI

AT

ORCHARD HEIGHTS

Queen Elizabeth Way
At
Dixie Road

Rome-Saracini
Ltd.

PRICE LIST

JUNE 1st, 1954

ALBERTA	**$19,156.00 — $6,100** down	1st mtge. **$13,056.00-$79.69** mo.
CALGARY	**$18,706.00 — $5,650** down	1st mtge. **$13,056.00-$79.69** mo.
DALLAS	**$19,256.00 — $6,200 down**	1st mtge. **$13,056.00-$79.69** mo.
EDMONTON	**$17,812.00 — $5,199** down	1st mtge. **$12,612.30-$76.98** mo.
JASPER	**$17,278.50 — $4,605** down	1st mtge. **$12,673.50-$77.36** mo.
MANITOBA	**$17,190.60 — $5,275** down	1st mtge. **$12,015.60-$73.34** mo.
REGINA	**$16,925.50 — $4,655** down	1st mtge. **$12,270.00-$73.34** mo.

Add $^1/_{12}$ Annual Taxes to Monthly Payments
Add $500 for 2-Car Garage
Add $200 for Corner Lots
Add $25 for Garage wiring and outlets
Add $90 for stair rail Regina and Manitoba
Interest 5½% — 25 Year Plan
Salary Requirements — $5,200-$5,500
Prices subject to change without notice

Over the course of the past 27 years property values have obviously increased. We, at Saracini Realty, feel that homeowners should be aware of any such increase, past or present, that may effect your property value.

Many homeowners have often asked us, as Real Estate Professionals, questions pertaining to home values.

EVALUATE YOUR MARKET KNOWLEDGE

How much of an increase do you think there has been in your immediate market area within the past 4 years?

How marketable is your property in relationship to current market conditions?

What portion of potential purchasers would your home be most likely to attract when it is time for you to relocate?

What factors should be considered when thinking of relocating?

UPDATE

A recent study of homes in your immediate market area, which have been reported through the MULTIPLE LISTING SERVICE of the MISSISSAUGA REAL ESTATE BOARD, indicates an average increase in property values for the year 1977 through 1980.

YEAR	AVERAGE SALE PRICE	AVERAGE NUMBER OF DAYS ON MARKET
1977	$78,000.00	29
1978	$82,072.00	69
1979	$84,309.00	34
1980	$91,988.00	40
1981*	———	—

At a glance, you can see that there has been a substantial average increase in property values in your market area in the past 4 years. Today's market is highly competitive and is, what we would term a "Seller's market". The market as we know, is determined by the simple economic law of supply and demand. In a "Seller's market" the number of prospective purchasers for homes (demand) is greater than the number of homes offered for sale (supply). Therefore, it is logical to assume that the homes on the market, with the current situation, will command a higher price than they would if we were to be in a "buyer's market".

*1981 Evaluations Available On Request

Over the course of the past four years, Brian Saracini Realty Services has established itself as an independent Real Estate Broker in the City of Mississauga. As an independent Realtor, we feel we have greater flexibility to service our customers on an individual basis by organizing our efforts in the best way to serve their needs. Buying or selling Real Estate is personal business and we at Saracini treat it as such. On a comparative basis, our advertising and sales per agent most likely exceeds that of any other Real Estate Company in Mississauga. At Saracini Realty we don't just work for you, we work with you!

Dan Saracini and Brian Saracini have established themselves as an extremely effective team with a very personal touch. Their success can be attributed to hard work, competence, communication, and above all, a willingness to understand and accept each situation as one individual undertaking.



DAN

272-0800
821-1973

WE ANTICIPATE HEARING FROM YOU



BRIAN

272-0800
270-0800

We have recently uncovered a quantity of photographs pertaining to the Grand Opening of Orchard Heights.
If you were one of the original purchasers or an interested party and would like to inspect the photographs please do not hesitate to call.