

GREAT CASHFLOW! 57 GOLDENEYE DR., DEVON, AB

MONTHLY CASH FLOW

CURRENT RENT **\$1,895.00**

Mortgage Payment \$1,011.00
Taxes \$143.00
Insurance \$80.00
Property Management 10% \$189.50

TOTAL EXPENSE **\$1,423.50**

ESTIMATED MONTHLY CASH FLOW **\$471.50**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$239,200.00	3.02%	30 year	\$1,011.00	

5 bedroom and 2.5 bathroom
Bungalow constructed in 1992
Rent ready in a great community

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE **\$299,000**

Legal Costs \$1,200.00
Inspection \$500.00
Appraisal \$400.00

20% Down Mortgage \$239,200.00

DOWN PAYMENT/CTM **\$59,800.00** **TOTAL PURCHASE COSTS** **\$2,100.00**

TOTAL CASH REQUIRED TO CLOSE **\$61,900.00**

(Down Payment + Total Purchase Costs)

ALBERTA ON FIRE
investor
TEAM

WE GIVE YOU:

- Pre-analysed Cashflow Properties
- Realistic Market Rents
- An Investor Focused Website
- Local Economic and Market Updates

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