

#### MONTHLY CASH FLOW

**POTENTIAL RENT \$3,500.00**

Mortgage Payment	\$1,630.00
Taxes	\$275.00
Insurance	\$125.00
Property Management 10%	\$350.00
Condo Fees	\$0.00

**TOTAL EXPENSE \$2,380.00**

**ESTIMATED MONTHLY CASH FLOW \$1,120.00**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$388,000.00	3.00%	30 year	\$1,630.00	

**Brand new home! Never been lived in**

#### PURCHASE DETAILS

#### Approx. PURCHASE COSTS

**ASKING PRICE \$485,000**

Legal Costs	\$0.00
Inspection	\$0.00
Appraisal	\$0.00

20% Down Mortgage \$388,000.00

**DOWN PAYMENT/CTM \$97,000.00 TOTAL PURCHASE COSTS \$0.00**

**TOTAL CASH REQUIRED TO CLOSE \$97,000.00**



#### WE GIVE YOU:

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

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