

MONTHLY CASH FLOW

POTENTIAL RENT \$3,675.00

Mortgage Payment	\$1,582.45
Taxes	\$333.49
Insurance	\$50.00
Property Management 10%	\$367.50
Condo Fees	\$782.11

TOTAL EXPENSE \$3,115.55

ESTIMATED MONTHLY CASH FLO \$559.45



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$396,000.00	2.60%	30 year	\$1,582.45	

**3 seperate units! Each one contains
3 bedrooms and 1 bathroom**

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$495,000

Legal Costs	\$3,600.00
Inspection	\$1,200.00
Appraisal	\$1,200.00

20% Down Mortgage

\$396,000.00

DOWN PAYMENT/CTM

\$99,000.00

TOTAL PURCHASE COSTS

\$6,000.00

TOTAL CASH REQUIRED TO CLOSE

\$105,000.00



WE GIVE YOU:

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

Experienced.Systemized.Effective.

780 498 6698 | ALBERTAONFIRE.COM

PROFESSIONAL
REALTY GROUP