

# CURRENTLY TENANTED TOWNHOUSE, SW Edmonton

## MONTHLY CASH FLOW

**CURRENT RENT \$1,647.00**

Mortgage Payment	\$858.03
Taxes	\$167.58
Insurance	\$50.00
Property Management 10%	\$164.70
Condo Fees	\$167.37

**TOTAL EXPENSE \$1,407.68**

**ESTIMATED MONTHLY CASH FLOW \$239.32**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$204,000.00	3.00%	30 year	\$858.03	

**2 Bedrooms, 2.5 Bathrooms  
CURRENTLY TENANTED!**

**Close proximately to South Edmonton, Airport, Leduc and more!**

## PURCHASE DETAILS

## Approx. PURCHASE COSTS

**ASKING PRICE**

**\$255,000**

Legal Costs	\$1,250.00
Inspection	\$400.00
Appraisal	\$400.00

20% Down Mortgage \$204,000.00

**DOWN PAYMENT/CTM**

**\$51,000.00**

**TOTAL PURCHASE COSTS**

**\$2,050.00**

**TOTAL CASH REQUIRED TO CLOSE**

**\$53,050.00**

ALBERTA ON FIRE  
**investor**  
TEAM

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