

# New Build Townhouse - Leduc , AB

## MONTHLY CASH FLOW

**Potential RENT** **\$1,900.00**

Mortgage Payment \$1,056.56  
Taxes \$150.00  
Insurance \$100.00  
Property Management 10% \$190.00

**TOTAL EXPENSE** **\$1,496.56**

**ESTIMATED MONTHLY CASH FLOW** **\$403.44**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$251,200.00	3.00%	30 year	\$1,056.56	

**3 Bedrooms**  
**2.5 Bathrooms**  
**1500 sq.ft**  
**Double detached garage**

## PURCHASE DETAILS

## Approx. PURCHASE COSTS

**ASKING PRICE** **\$314,000**

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

20% Down Mortgage \$251,200.00

**DOWN PAYMENT/CTM** **\$62,800.00** **TOTAL PURCHASE COSTS** **\$2,050.00**

**TOTAL CASH REQUIRED TO CLOSE** **\$64,850.00**



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