

HALF DUPLEX - 532 Songhurst Way, Leduc

MONTHLY CASH FLOW

CURRENT RENT \$1,845.00

Mortgage Payment \$961.00
Taxes \$198.00
Insurance \$80.00
Property Management 10% \$184.50

TOTAL EXPENSE \$1,423.50

ESTIMATED MONTHLY CASH FLOW \$421.50



| | BALANCE | INT. RATE | AMORTIZATION | MONTHLY PAYMENT | P I |
|-------------------|--------------|-----------|--------------|-----------------|-----|
| 20% Down Mortgage | \$228,000.00 | 3.00% | 30 year | \$961.00 | |

**GREAT LEDUC LOCATION IN A CULDESAC!
CURRENTLY TENANTED AND WELL KEPT.
3 BEDROOMS, 1.5 BATHROOMS, BUILT IN 2008**

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE \$285,000

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

20% Down Mortgage \$228,000.00

DOWN PAYMENT/CTM \$57,000.00 TOTAL PURCHASE COSTS \$2,050.00

TOTAL CASH REQUIRED TO CLOSE \$59,050.00

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TEAM

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This Cashflow Evaluation is for use as an example only. This evaluation does not represent the exact calculations of this or any other property.