

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	P I

**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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