

## MONTHLY CASH FLOW

**RENT UPSTAIRS \$1,150.00**

Mortgage Payment	\$367.64
Taxes	\$59.66
Insurance	\$50.00
Property Management 10%	\$115.00
Utilities	\$150.00
Condo Fees	\$272.00

**TOTAL EXPENSE \$1,014.30**

**ESTIMATED MONTHLY CASH FLOW \$135.70**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	
20% Down Mortgage	\$92,000.00	2.60%	30 year	\$367.64	P I

**Option to purchase fully furnished!**  
**Located within blocks of the new Rogers Place downtown**

## PURCHASE DETAILS

## Approx. PURCHASE COSTS

<b>ASKING PRICE</b>	<b>\$115,000</b>	Legal Costs	\$1,250.00
		Inspection	\$400.00
		Appraisal	\$400.00

20% Down Mortgage \$92,000.00

**DOWN PAYMENT/CTM \$23,000.00 TOTAL PURCHASE COSTS \$2,050.00**

**TOTAL CASH REQUIRED TO CLOSE \$25,050.00**

ALBERTA ON FIRE  
**investor**  
 TEAM

## 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