

MONTHLY CASH FLOW

POTENTIAL RENT \$3,990.00

Mortgage Payment	\$1,942.73
Taxes	\$417.00
Insurance	\$125.00
Property Management 10%	\$399.00
Repairs and Maintenance	\$150.00

TOTAL EXPENSE \$3,033.73

ESTIMATED MONTHLY CASH FLOW \$956.27



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	
20% Down Mortgage	\$479,920.00	3.00%	30 year	\$1,942.73	P I

Top of the line everything in this legal suited home! Attract the highest grade of tenant!

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE	\$599,900	Legal Costs	\$1,250.00
		Inspection	\$400.00
		Appraisal	\$400.00

20% Down Mortgage \$479,920.00

DOWN PAYMENT/CTM \$119,980.00 TOTAL PURCHASE COSTS \$2,050.00

TOTAL CASH REQUIRED TO CLOSE \$122,030.00

ALBERTA ON FIRE
investor
TEAM

WE GIVE YOU:

- Pre-analysed Cashflow Properties
- Realistic Market Rents
- An Investor Focused Website
- Local Economic and Market Updates

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