

3 Bedroom Townhouse - Edmonton, AB

MONTHLY CASH FLOW

Current RENT **\$1,347.00**

Mortgage Payment	\$675.00
Taxes	\$110.00
Insurance	\$30.00
Property Management 10%	\$134.70
Condo Fees	\$200.00
TOTAL EXPENSE	\$1,149.70

ESTIMATED MONTHLY CASH FLOW **\$197.30**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$160,000.00	3.00%	30 year	\$675.00	

GREAT INVESTMENT AVAILABLE IN EDMONTON!
Excellent long term tenants in a very well-run complex.

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE	\$200,000	Legal Costs	\$1,250.00
		Inspection	\$400.00
		Appraisal	\$400.00
20% Down Mortgage	\$160,000.00		
DOWN PAYMENT/CTM	\$40,000.00	TOTAL PURCHASE COSTS	\$2,050.00
TOTAL CASH REQUIRED TO CLOSE	\$42,050.00		



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