

3 BED, 2 BATH SINGLE FAMILY HOME - DEVON, AB

MONTHLY CASH FLOW

POTENTIAL RENT \$1,850.00

Mortgage Payment \$1,042.76
Taxes \$180.92
Insurance \$95.00
Property Management 10% \$185.00

TOTAL EXPENSE \$1,503.68

ESTIMATED MONTHLY CASH FLOW \$346.32



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$247,920.00	3.00%	30 year	\$1,042.76	

3 BEDROOM, 2 BATH HOME IN DESIREABLE DEVON, AB!
Close to schools, walking trails, fenced dog park and more!

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$309,900

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

20% Down Mortgage \$247,920.00

DOWN PAYMENT/CTM

\$61,980.00

TOTAL PURCHASE COSTS

\$2,050.00

TOTAL CASH REQUIRED TO CLOSE

\$64,030.00

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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