

# New Build Townhouse - Leduc , AB

## MONTHLY CASH FLOW

**Potential RENT** **\$1,925.00**

Mortgage Payment \$1,110.40  
Taxes \$150.00  
Insurance \$100.00  
Property Management 10% \$192.50

**TOTAL EXPENSE** **\$1,552.90**

**ESTIMATED MONTHLY CASH FLOW** **\$372.10**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$264,000.00	3.00%	30 year	\$1,110.40	

**3 Bedrooms**  
**2.5 Bathrooms**  
**1500 sq.ft**  
**Double detached garage**

## PURCHASE DETAILS

## Approx. PURCHASE COSTS

**ASKING PRICE** **\$330,000**

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

20% Down Mortgage \$264,000.00

**DOWN PAYMENT/CTM** **\$66,000.00** **TOTAL PURCHASE COSTS** **\$2,050.00**

**TOTAL CASH REQUIRED TO CLOSE** **\$68,050.00**



## 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