

GREAT TOWNHOUSE CONDO, NORTH EDMONTON

MONTHLY CASH FLOW

CURRENT RENT \$1,350.00

Mortgage Payment	\$521.55
Taxes	\$92.08
Insurance	\$50.00
Property Management 10%	\$135.00
Condo Fees	\$240.85

TOTAL EXPENSE \$1,039.48

ESTIMATED MONTHLY CASH FLOW \$310.52



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$124,000.00	3.00%	30 year	\$521.55	

**Great North Edmonton Location!
Low investment with GREAT Cashflow return!**

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$155,000

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

20% Down Mortgage \$124,000.00

DOWN PAYMENT/CTM

\$31,000.00

TOTAL PURCHASE COSTS

\$2,050.00

TOTAL CASH REQUIRED TO CLOSE

\$33,050.00

ALBERTA ON FIRE
investor
TEAM

WE GIVE YOU:

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

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