

New Build Townhouse - Leduc , AB

MONTHLY CASH FLOW

Potential RENT **\$1,900.00**

Mortgage Payment \$1,073.38
Taxes \$150.00
Insurance \$100.00
Property Management 10% \$190.00

TOTAL EXPENSE **\$1,513.38**

ESTIMATED MONTHLY CASH FLOW **\$386.62**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$255,200.00	3.00%	30 year	\$1,073.38	

3 Bedrooms
2.5 Bathrooms
1500 sq.ft
Double detached garage

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE **\$319,000**

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

20% Down Mortgage \$255,200.00

DOWN PAYMENT/CTM **\$63,800.00** **TOTAL PURCHASE COSTS** **\$2,050.00**

TOTAL CASH REQUIRED TO CLOSE **\$65,850.00**



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