

3 Bedroom Half Duplex - Stony Plain , AB

MONTHLY CASH FLOW

Potential RENT \$1,800.00

Mortgage Payment \$941.81
Taxes \$163.50
Insurance \$80.00
Property Management 10% \$180.00

TOTAL EXPENSE \$1,365.31

ESTIMATED MONTHLY CASH FLOW \$434.69



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$223,920.00	3.00%	30 year	\$941.81	

3 bedroom 2 bathroom
Built in 2008
Over 1300 square feet

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE \$279,900

20% Down Mortgage \$223,920.00

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

DOWN PAYMENT/CTM \$55,980.00 TOTAL PURCHASE COSTS \$2,050.00

TOTAL CASH REQUIRED TO CLOSE \$58,030.00

ALBERTA ON FIRE
investor
TEAM

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