

# 10 UNIT TOWNHOUSE COMPLEX IN DEVON, AB

## MONTHLY CASH FLOW

**POTENTIAL RENT \$14,250.00**

Mortgage Payment	\$6,014.62
Taxes	\$1,272.25
Property Maintenance	\$712.50
Insurance	\$378.75
Property Management 10%	\$1,425.00

**TOTAL EXPENSE \$9,803.12**

**ESTIMATED MONTHLY CASH FLOW \$4,446.88**



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
35% Down Mortgage	\$1,430,000.00	3.00%	30 year	\$6,014.62	P I

- THIS COMPLEX IS FULLY TENANTED
- LOCATED IN THE SOUGHT AFTER AND LANDLOCKED TOWN OF DEVON
- AMAZING CASHFLOW OF \$4446.88 PER MONTH!

## PURCHASE DETAILS

## Approx. PURCHASE COSTS

**ASKING PRICE \$2,200,000**

Legal Costs	\$5,000.00
Inspection	\$2,000.00
Appraisal	\$2,000.00

35% Down Mortgage \$1,430,000.00

**DOWN PAYMENT/CTM \$770,000.00 TOTAL PURCHASE COSTS \$9,000.00**

**TOTAL CASH REQUIRED TO CLOSE \$779,000.00**



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