

MONTHLY CASH FLOW

POTENTIAL RENT \$1,695.00

Mortgage Payment	\$991.03
Taxes	\$209.00
Insurance	\$85.00
Property Management 10%	\$169.50
Utilities	Paid By Tenant

TOTAL EXPENSE \$1,474.53

ESTIMATED MONTHLY CASH FLOW \$220.47



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	
20% Down Mortgage	\$252,000.00	2.60%	30 year	\$991.03	P I

**Home is in immaculate condition!
Lease already in place, ending September 2017**

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$315,000

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

20% Down Mortgage \$252,000.00

DOWN PAYMENT/CTM

\$63,000.00

TOTAL PURCHASE COSTS

\$2,050.00

TOTAL CASH REQUIRED TO CLOSE

\$65,050.00



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- Pre-analysed Cashflow Properties
- Realistic Market Rents
- An Investor Focused Website
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