

## MONTHLY CASH FLOW

<b>POTENTIAL RENT</b>	<b>Suite 1</b>	<b>\$1,400.00</b>
	<b>Suite 2</b>	<b>\$1,400.00</b>
	<b>Suite 3</b>	<b>\$1,400.00</b>
	<b>Suite 4</b>	<b>\$1,100.00</b>
	<b>Total</b>	<b>\$5,300.00</b>

Mortgage Payment	\$2,078.00
Taxes	\$450.00
Insurance	\$200.00
Property Management 10%	\$530.00
Utilities	\$750.00

**TOTAL EXPENSE \$4,008.00**

**ESTIMATED MONTHLY CASH FLOW \$1,292.00**

	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$520,000.00	2.60%	30 year	\$2,078.00	



**Leases already in place! Low cost investment with great cash flow!**

## PURCHASE DETAILS

## Approx. PURCHASE COSTS

<b>ASKING PRICE</b>	<b>\$650,000</b>	Legal Costs	\$2,000.00
		Inspection	\$2,000.00
		Appraisal	\$500.00

20% Down Mortgage \$520,000.00

**DOWN PAYMENT/CTM \$130,000.00 TOTAL PURCHASE COSTS \$4,500.00**

**TOTAL CASH REQUIRED TO CLOSE \$134,500.00**

ALBERTA ON FIRE  
**investor**  
TEAM

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- Realistic Market Rents
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