

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
<b>TOTAL EXPENSE</b>	<b>\$4,008.00</b>



**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			
<b>DOWN PAYMENT/CTM</b>	<b>\$130,000.00</b>	<b>TOTAL PURCHASE COSTS</b>	<b>\$4,500.00</b>	
<b>TOTAL CASH REQUIRED TO CLOSE</b>			<b>\$134,500.00</b>	

ALBERTA ON FIRE  
**investor**  
TEAM

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