

MONTHLY CASH FLOW	
POTENTIAL RENT	\$1,350.00
Mortgage Payment	\$687.01
Taxes	\$134.00
Insurance	\$20.00
Property Management 10%	\$115.00
Condo Fees	\$293.40
TOTAL EXPENSE	\$1,249.41
ESTIMATED MONTHLY CASH FLOW	\$100.59

	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	
20% Down Mortgage	\$171,920.00	2.60%	30 year	\$687.01	P I

Currently tenanted and fully turnkey!

PURCHASE DETAILS		Approx. PURCHASE COSTS	
ASKING PRICE	\$214,900	Legal Costs	\$1,250.00
		Inspection	\$400.00
		Appraisal	\$400.00
20% Down Mortgage	\$171,920.00		
DOWN PAYMENT/CTM	\$42,980.00	TOTAL PURCHASE COSTS	\$2,050.00
TOTAL CASH REQUIRED TO CLOSE		\$45,030.00	



ALBERTA ON FIRE
investor
TEAM

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- Pre-analysed Cashflow Properties
- Realistic Market Rents
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