

#### 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	P I
20% Down Mortgage	\$171,920.00	2.60%	30 year	\$687.01	

**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**



#### WE GIVE YOU:

- Pre-analysed Cashflow Properties
- Realistic Market Rents
- An Investor Focused Website
- Local Economic and Market Updates

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