

MONTHLY CASH FLOW								
<b>POTENTIAL RENT</b>	<b>\$1,225.00</b>							
Mortgage Payment	\$511.18							
Taxes	\$111.16							
Insurance	\$20.00							
Property Management 10%	\$122.50							
Condo Fees	\$260.70							
<b>TOTAL EXPENSE</b>	<b>\$1,025.54</b>							
<b>ESTIMATED MONTHLY CASH FLOW</b>	<b>\$199.46</b>							
	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT				
20% Down Mortgage	\$127,920.00	2.60%	30 year	\$511.18	P I			
<b>Multiple units available!</b>								
PURCHASE DETAILS		Approx. PURCHASE COSTS						
<b>ASKING PRICE</b>	<b>\$159,900</b>	Legal Costs	\$1,200.00					
		Inspection	\$500.00					
		Appraisal	\$400.00					
20% Down Mortgage	\$127,920.00							
<b>DOWN PAYMENT/CTM</b>	<b>\$31,980.00</b>	<b>TOTAL PURCHASE COSTS</b>	<b">\$6,100.00</b">					
<b>TOTAL CASH REQUIRED TO CLOSE</b>			<b>\$38,080.00</b>					
								
<b>WE GIVE YOU:</b>								
<ul style="list-style-type: none"> <li>- Pre-analysed Cashflow Properties</li> <li>- Realistic Market Rents</li> <li>- An Investor Focused Website</li> <li>- Local Economic and Market Updates</li> </ul>								
<b>Experienced. Systemized. Effective.</b>								
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This Cashflow Evaluation is for use as an example only. This evaluation does not represent the exact calculations of this or any other property.