

MONTHLY CASH FLOW

POTENTIAL RENT \$1,225.00

Mortgage Payment	\$511.18
Taxes	\$111.16
Insurance	\$20.00
Property Management 10%	\$122.50
Condo Fees	\$260.70

TOTAL EXPENSE \$1,025.54

ESTIMATED MONTHLY CASH FLOW \$199.46

	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$127,920.00	2.60%	30 year	\$511.18	



Multiple units available!

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$159,900

Legal Costs	\$1,200.00
Inspection	\$500.00
Appraisal	\$400.00

20% Down Mortgage

\$127,920.00

DOWN PAYMENT/CTM

\$31,980.00

TOTAL PURCHASE COSTS

\$6,100.00

TOTAL CASH REQUIRED TO CLOSE

\$38,080.00



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

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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.