

MONTHLY CASH FLOW

CURRENT RENT \$1,200.00

Mortgage Payment	\$527.48
Taxes	\$140.11
Insurance	\$20.00
Property Management 10%	\$120.00
Condo Fees	\$190.00

TOTAL EXPENSE \$997.59

ESTIMATED MONTHLY CASH FLOW \$202.41



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$132,000.00	2.60%	30 year	\$527.48	

Currently vacant - find your own tenants or move in yourself!

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$165,000

Legal Costs	\$1,250.00
Inspection	\$400.00
Appraisal	\$400.00

20% Down Mortgage \$132,000.00

DOWN PAYMENT/CTM

\$33,000.00

TOTAL PURCHASE COSTS

\$2,050.00

TOTAL CASH REQUIRED TO CLOSE

\$35,050.00



WE GIVE YOU:

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

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