

MONTHLY CASH FLOW

POTENTIAL RENT \$3,675.00

Mortgage Payment	\$1,502.53
Taxes	\$333.49
Insurance	\$50.00
Property Management 10%	\$367.50
Condo Fees	\$782.11

TOTAL EXPENSE \$3,035.63

ESTIMATED MONTHLY CASH FLOW \$639.37



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	
20% Down Mortgage	\$376,000.00	2.60%	30 year	\$1,502.53	P I

**3 seperate units! Each one contains
3 bedrooms and 1 bathroom**

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$470,000

Legal Costs	\$3,600.00
Inspection	\$1,500.00
Appraisal	\$1,200.00

20% Down Mortgage \$376,000.00

DOWN PAYMENT/CTM

\$94,000.00

TOTAL PURCHASE COSTS

\$6,300.00

TOTAL CASH REQUIRED TO CLOSE

\$100,300.00

ALBERTA ON FIRE
investor
TEAM

WE GIVE YOU:

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

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