

MONTHLY CASH FLOW	
<b>POTENTIAL RENT</b>	<b>\$3,675.00</b>
Mortgage Payment	\$1,502.53
Taxes	\$333.49
Insurance	\$50.00
Property Management 10%	\$367.50
Condo Fees	\$782.11
<b>TOTAL EXPENSE</b>	<b>\$3,035.63</b>
<b>ESTIMATED MONTHLY CASH FLOW</b>	<b>\$639.37</b>

	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		
<b>ASKING PRICE</b>	<b>\$470,000</b>	Legal Costs	\$3,600.00	
		Inspection	\$1,500.00	
		Appraisal	\$1,200.00	
20% Down Mortgage	\$376,000.00			
<b>DOWN PAYMENT/CTM</b>	<b>\$94,000.00</b>	<b>TOTAL PURCHASE COSTS</b>	<b>\$6,300.00</b>	
<b>TOTAL CASH REQUIRED TO CLOSE</b>			<b>\$100,300.00</b>	



**WE GIVE YOU:**

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

Experienced. Systemized. Effective.

**780 498 6698 | ALBERTAONFIRE.COM**

**PROFESSIONAL**  
REALTY GROUP