

MONTHLY CASH FLOW	
POTENTIAL RENT	\$1,450.00
Mortgage Payment	\$702.99
Taxes	\$130.06
Insurance	\$20.00
Property Management 10%	\$129.00
Condo Fees	\$352.56
TOTAL EXPENSE	\$1,334.61
ESTIMATED MONTHLY CASH FLOW	\$115.39

	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	
20% Down Mortgage	\$175,920.00	2.60%	30 year	\$702.99	P I

Long term tenant already in place - pays on time every month like clockwork!
Just lay back and start collecting your rent checks!

PURCHASE DETAILS		Approx. PURCHASE COSTS		
ASKING PRICE	\$219,900	Legal Costs	\$1,250.00	
		Inspection	\$400.00	
		Appraisal	\$400.00	
20% Down Mortgage	\$175,920.00			
DOWN PAYMENT/CTM	\$43,980.00	TOTAL PURCHASE COSTS	\$2,050.00	
TOTAL CASH REQUIRED TO CLOSE			\$46,030.00	



WE GIVE YOU:

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

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