

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 | P I |
|-------------------|--------------|-----------|--------------|-----------------|-----|
| 20% Down Mortgage | \$175,920.00 | 2.60% | 30 year | \$702.99 | |

**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



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