

MONTHLY CASH FLOW							
Potential Rent		Left Side	\$1,500.00				
		Right Side	\$1,500.00				
Mortgage Payment			\$2,078.00				
Taxes			\$448.00				
Insurance			\$80.00				
Property Management 10%			\$300.00				
Utilities		Tenant Pays					
TOTAL EXPENSE			\$2,906.00				
ESTIMATED MONTHLY CASH FLOW		\$84.00					
	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT			
20% Down Mortgage	\$520,000.00	2.60%	30 year	\$2,078.00			
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Purchase both sides of the duplex or just one! Completely turnkey and ready for renters!							
PURCHASE DETAILS		Approx. PURCHASE COSTS					
ASKING PRICE	\$650,000	Legal Costs	\$2,500.00				
		Inspection	\$1,000.00				
		Appraisal	\$800.00				
20% Down Mortgage	\$520,000.00						
DOWN PAYMENT/CTM	\$130,000.00	TOTAL PURCHASE COSTS		\$4,300.00			
TOTAL CASH REQUIRED TO CLOSE		\$134,300.00					
							
							
WE GIVE YOU: <ul style="list-style-type: none"> - Pre-analysed Cashflow Properties - Realistic Market Rents - An Investor Focused Website - Local Economic and Market Updates 							
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This Cashflow Evaluation is for use as an example only. This evaluation does not represent the exact calculations of this or any other property.