

MONTHLY CASH FLOW

	Left Side	\$1,500.00
Potential Rent	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	P I
20% Down Mortgage	\$520,000.00	2.60%	30 year	\$2,078.00	

**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

ALBERTA ON FIRE
investor
TEAM

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