



Asset Information

Description: 1 bed 'loft style' condo w/parking & storage located in Yaletown
Bonus Info: Work/Studio with street access and a private 110 sq ft patio

Square Footage: 568

Asking Price: \$438,000

Potential Rent (furnished): \$2,200

Current Expenses

Mortgage @ 25 year amortization (2.75%):	\$1620
TV/Internet/Electricity:	\$100
Property Tax:	\$111
Tenant Insurance:	\$40
Strata Fee:	\$230
Total:	\$2101

Closing Costs

Down Payment @ 20%:	\$83,600
Legal Fees:	\$1,000
Renovation:	
Furniture/Just in Case Fund	\$5,000
Total Initial Investment:	\$89,600

Potential Cash Flow: \$99 per month

Properties that attract higher profile tenants with low vacancy do not last long

*Note: This opportunity is on a 'first come, first serve' basis

Please contact us to secure this great investment

Brian Higgins, Personal Real Estate Corporation & Amy Leong, Licensed Realtor®
Prompton Real Estate Services Inc.

#201 179 Davie Street, Vancouver, V6Z 2Y1

T: 604-899-2333 C: 778-871-1000 Email: info@yvr4sale.com Web: www.yvr4sale.com