

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists



Asset Information

Description: 6 bedroom Town Home in East Vancouver. Each bedroom rents for \$775 per month. Great for students, young professionals, Millennials looking for more affordable rents and love to be close to Downtown.

Square Footage: 2077

Asking Price: \$938,000

Potential Rent (furnished): \$4,650 based on \$775 per bedroom

Current Monthly Expenses

Mortgage @ 30 year amortization (2.40%):	\$2,921
Property Tax:	\$181
Strata Fee:	\$272
Tenant Insurance:	\$40

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Total: \$3,414

Closing Costs

Down Payment	\$187,600
PTT (2% on 1 <sup>st</sup> 100k, 1% on balance)	\$16,760
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

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Total Investment Capital: \$210,360

MONTHLY CASH FLOW: **\$1,245**

\*Option for Rental Management from Prompton – 7% of rent as a monthly fee (\$147) and half months rent to find a tenant.

Call Amy at 778-871-1000 before this property is gone

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