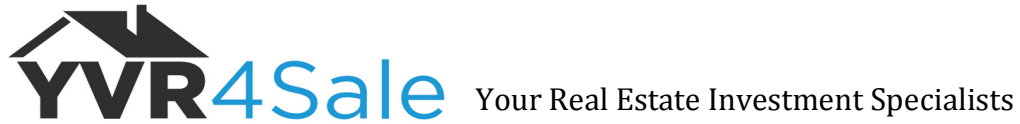


PRE-SCREENED AND ANALYZED PROPERTIES



Asset Information

Description: This is a stunning 1 bedroom + den with high end finishings and amenities to attract executive tenants in the new tech hub and library district in the heart of Downtown Vancouver.

Square Footage: 517

Asking Price: \$398,000

Potential Rent (furnished): \$2,100

Current Expenses

Mortgage @ 25 year amortization (2.75%):	\$1,197
TV/Internet/Electricity:	\$120
Property Tax:	\$115
Tenant Insurance:	\$30
Strata Fee:	\$210

Total: \$1,672

Closing Costs

Down Payment (20%):	\$79,600
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

Total Investment Capital: \$90,600

MONTHLY CASH FLOW: **\$163**

This will not last, Call us today to secure this great high end property!

Brian Higgins, Personal Real Estate Corporation & Amy Leong, Licensed Realtor®
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