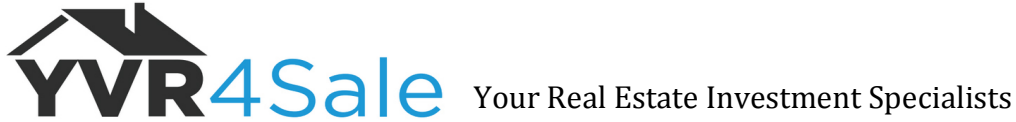


PRE-SCREENED AND ANALYZED PROPERTIES



Asset Information: 1 bed, 1 parking and balcony in the most sought after Yaletown address close to Canada Line, trendy shops/restaurants, sea wall, and marina. The vacancy is less than 1% for this area!

Description: 1 bed + internal storage with parking and balcony

Square Footage: 535

Asking Price: \$425,000

Potential Rent (furnished): \$2,150

Current Expenses

Mortgage @ 25 year amortization (2.75%):	\$1,565
TV/Internet/Electricity:	\$100
Property Tax:	\$115
Tenant Insurance:	\$30
Strata Fee:	\$259

Total: \$2069

Closing Costs

Down Payment (20%):	\$85,000
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

Total Investment Capital: \$96,000

MONTHLY CASH FLOW: **\$80**

* We have all documents for the building and know the strata very well.

First come first serve.

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