

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON
REAL ESTATE SERVICES INC.

Asset Information

Description: Great cashflow in a boutique, CONCRETE building in Central Lonsdale. Convenient location, perfect 1 bedroom & den condo in well-managed strata.

Square Footage: 625 plus 151 sq ft balcony

Asking Price: \$418,000

Potential Rent (furnished): \$2,766

Current Monthly Expenses

Mortgage @ 25 year amortization (2.40%):	\$1,481
TV/Internet/Electricity:	\$100
Tenant insurance:	\$30
Property Tax:	\$109
Strata Fee:	\$236

Total: \$1,956

Closing Costs

Down Payment	\$83,600
PTT (2% on 1 st 100k, 1% on balance)	\$5,180
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

Total Investment Capital: \$94,780

MONTHLY CASH FLOW: **\$809**

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

Call 778-871-1000 before it's gone

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