

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists



Asset Information

Description: Trendy and sought after Mount Pleasant neighbourhood. Close to all the action – coffee shops, restaurants, transit points. Located on the quiet side of the building. Open concept 1 bedroom, 1 bathroom, 1 parking & storage. Completion set for 2016 Summer/September.

Square Footage: 539

Asking Price: \$389,900

Potential Rent (furnished): \$1,650 unfurnished

Current Monthly Expenses

Mortgage @ 30 year amortization (2.40%):	\$1,214
Property Tax (estimated):	\$110
Strata Fee:	\$200
Tenant Insurance:	\$40

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Total: \$1,564

Closing Costs

Down Payment (15%)	\$44,985
'Lift'	\$90,000
GST 5%	\$14,995
PTT (speak with your lawyer)	TBD
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

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Total Investment Capital: \$155,980

**MONTHLY CASH FLOW: \$47**

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

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

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