



Asset Information

Description: Opportunity to purchase a 1 bed + den condo on a higher floor. One parking. Excellent amenities: gym, sauna, steam room, pool.

Square Footage: 515

Asking Price: \$389,900

Potential Rent: \$2,000

Current Expenses

Mortgage @ 25 year amortization (2.75%):	\$1436
TV/Internet/Electricity:	\$100
Property Tax:	\$105
Tenant Insurance:	\$40
Strata Fee:	\$262
Total:	\$1,943

Closing Costs

Down Payment @ 20%:	\$77,980
Legal Fees:	\$1,000
Renovation:	
Furniture/Just in Case Fund	\$5,000
Total Initial Investment:	\$83,980

Potential Cash Flow: \$56 per month

Properties that attract higher profile tenants with low vacancy do not last long

*Note: This opportunity is on a 'first come, first serve' basis

Please contact us to secure this great investment

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