

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON
REAL ESTATE SERVICES INC.

Asset Information

Description: Ultra modern 1 bedroom condo with 1 parking in the Downtown Core, 4 short blocks to Canada Line skytrain. Attracts executive style tenants.

Square Footage: 574

Asking Price: \$418,000

Potential Rent (furnished): \$2,100

Current Expenses

Mortgage @ 25 year amortization (2.69%):	\$1,529
TV/Internet/Electricity:	\$100
Property Tax:	\$110
Tenant Insurance:	\$30
Strata Fee:	\$200

Total: \$1,969

Closing Costs

Down Payment (20%):	\$83,600
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

Total Investment Capital: \$94,600

MONTHLY CASH FLOW: **\$130**

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