

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON
REAL ESTATE SERVICES INC.

Asset Information

Description: Brand new 2 bedroom, 2.5 bathroom town home in sought after South Surrey, a 5 minute drive to White Rock Beach and close to Morgan Crossing shops.

Square Footage: 1,257

Asking Price: \$354,900

Potential Rent (furnished): **\$1,800** (conservative)

Current Monthly Expenses

Mortgage @ 30 year amortization (2.65%):	\$1,334
Property Tax:	\$115
Strata Fee:	\$160

Total:	\$1,609
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Closing Costs

Down Payment (20%):	\$73,251
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

Total Investment Capital:	\$79,251
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MONTHLY CASH FLOW: **\$189**

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