

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON
REAL ESTATE SERVICES INC.

Asset Information

Description: Amazing location/building in the heart of Yaletown. Large, open floorplan with option to purchase tasteful & modern furniture to attract ace tenants. This suite has virtually no vacancy and is close to transit, shops and all major employment zones.

Square Footage: 606

Asking Price: \$465,000

Potential Rent (furnished): \$2,200

Current Monthly Expenses

Mortgage @ 25 year amortization (2.65%):	\$1,694
TV/Internet/Electricity:	\$100
Property Tax:	\$115
Strata Fee:	\$257

Total: \$2,166

Closing Costs

Down Payment (20%):	\$93,000
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

Total Investment Capital: \$104,000

MONTHLY CASH FLOW: **\$33**

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