

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON  
REAL ESTATE SERVICES INC.

Asset Information

Description: Assignment alert! 2 bedroom, 1 bathroom, 1 parking with city views from the northwest corner. Up and coming area steps from Keefer Block. Brand new and concrete. Ready Fall/Winter 2016. Great rents!

Square Footage: 791

Asking Price: \$499,000 + GST (5%)

Potential Rent (unfurnished): \$2,700 (conservative/approx. \$3,000 if furnished)

Current Monthly Expenses

Mortgage @ 30 year amortization (2.59%):	\$1,677
TV/Internet/Electricity:	\$100
Property Tax:	\$120
Strata Fee:	\$286

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Total: \$2,183

Closing Costs

Deposit & 'Lift required' within 7 days of acceptance	\$62,000
20% total due by completion + Property Transfer Tax+ GST	
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

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Total Investment Capital: \$118,980

MONTHLY CASH FLOW: **\$517**

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

Call 778-871-1000 before it's gone

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