

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON  
REAL ESTATE SERVICES INC.

Asset Information

Description: Amazing location in a popular Kitsilano building. Large, open one bedroom & office floorplan with millwork and upgraded flooring. Includes 1 parking.

Square Footage: 603

Asking Price: \$415,000

Potential Rent (furnished): \$1,900 (conservative)

Current Monthly Expenses

Mortgage @ 30 year amortization (2.65%):	\$1,342
TV/Internet/Electricity:	\$100
Property Tax:	\$109
Strata Fee:	\$214

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Total: \$1,765

Closing Costs

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

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Total Investment Capital: \$94,000

MONTHLY CASH FLOW: **\$134**

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