

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON
REAL ESTATE SERVICES INC.

Asset Information

Description: Great strata, award winning building close to transit giving tenants the ultimate urban lifestyle. Vacancy: Almost non existent in this building. 1 Parking and 1 Storage locker.

Square Footage: 574

Asking Price: \$432,000

Potential Rent (furnished): \$2,100

Current Expenses

Mortgage @ 25 year amortization (2.69%):	\$1,574
TV/Internet/Electricity:	\$100
Property Tax:	\$119
Strata Fee:	\$229

Total: \$2,022

Closing Costs

Down Payment (20%):	\$86,400
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

Total Investment Capital: \$97,400

MONTHLY CASH FLOW: **\$78**

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