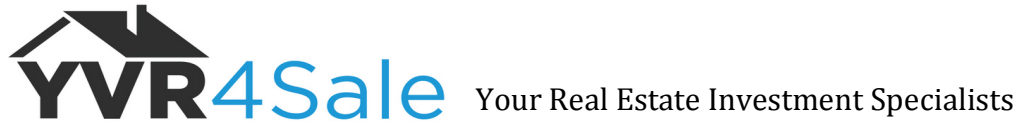


PRE-SCREENED AND ANALYZED PROPERTIES



Asset Information

Description: Sought after Olympic Village location. Brand new and NO GST for this junior 1 bed + flex w/parking & storage locker.

Square Footage: 472

Asking Price: \$338,500

Potential Rent (unfurnished): \$1,750 (potential for more cash flow if furnished)

Current Expenses

Mortgage @ 25 year amortization (2.75%):	\$1,247
Property Tax:	\$110
Tenant Insurance:	\$30
Strata Fee:	\$170

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Total: \$1,557

Closing Costs

Down Payment (20%):	\$67,700
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

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Total Investment Capital: \$73,700

MONTHLY CASH FLOW: **\$190**

This price range is very rare for a brand new suite close to shops, the trendiest restaurants and skytrain. NO GST and a full 2-5-10 year warranty  
Call for viewing tomorrow, this will go fast!

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