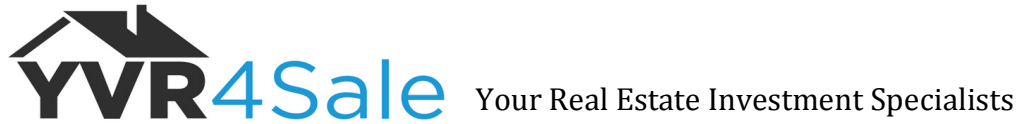


PRE-SCREENED AND ANALYZED PROPERTIES



Asset Information

Descripton: Opportunity to purchase a 3 bedroom, 2.5 bath NEW town home in a family friendly established neighbourhood in Surrey

Square Footage: Approx 1330

Asking Price: \$329,900

Potential Rent (furnished): \$2000

Current Expenses

Mortgage @ 25 year amortization (2.75%):	\$1,287
TV/Internet/Electricity:	\$120
Vacancy Rate (5%):	\$100
Property Tax:	\$135
Tenant Insurance:	\$40
Strata Fee:	\$120

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Total: \$1,802

Closing Costs

Down Payment:	\$68,091
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

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Total Investment Capital: \$79,091

MONTHLY CASH FLOW: **\$197**

Contact us to secure this great investment!

Brian Higgins, Personal Real Estate Corporation & Amy Leong, Licensed Realtor®  
Prompton Real Estate Services Inc.

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