



Asset Information

Description: 1 bedroom and den boasting high end finishings. 1 parking stall. Great for attracting executive tenants. Close to skytrain and the new Telus Gardens.

Square Footage: 600

Asking Price: \$429,900

Potential Rent (furnished): \$2,200

Current Expenses

Mortgage @ 25 year amortization (2.75%):	\$1583
TV/Internet/Electricity:	\$100
Property Tax:	\$122
Tenant Insurance:	\$40
Strata Fee:	\$249
Total:	\$2094

Closing Costs

Down Payment @ 20%:	\$85,980
Legal Fees:	\$1,000
Renovation:	
Furniture/Just in Case Fund	\$5,000
Total Initial Investment:	\$91,980

Potential Cash Flow: \$100 per month

Properties that attract higher profile tenants with low vacancy do not last long

\*Note: This opportunity is on a 'first come, first serve' basis

Please contact us to secure this great investment

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