

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists



Asset Information

Description: Turn key investment property in the heart of Downtown Vancouver steps from Telus Gardens, Canada line, IGA, BC Place. Boutique, concrete Raffles on Robson building with high end finishings. Incl: 1 parking

Square Footage: 573

Asking Price: \$518,000

Potential Rent (furnished): \$2,350 + parking stall can be rented for \$100

Current Monthly Expenses

Mortgage @ 30 year amortization (2.40%):	\$1,613
Property Tax (estimated):	\$119
Strata Fee:	\$252
TV/Internet	\$100
Tenant Insurance:	\$30

Total: \$2,114

Closing Costs

Down Payment (20%)	\$103,600
PTT	\$8,360
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

Total Investment Capital: \$117,960

MONTHLY CASH FLOW: **\$336** (w/parking stall rented for \$100)

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

Call Amy at 778-871-1000 before this property is gone

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