

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. 10' ceilings, concrete R & R building, renovated 1 bedroom & den.

Square Footage: 573

Asking Price: \$499,000

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

Current Monthly Expenses

Mortgage @ 30 year amortization (2.40%):	\$1,554
Property Tax (estimated):	\$96
Strata Fee:	\$292
TV/Internet	\$100
Tenant Insurance:	\$30

---

Total: \$2,072

Closing Costs

Down Payment (20%)	\$99,800
PTT	\$7,980
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

---

Total Investment Capital: \$113,780

MONTHLY CASH FLOW: **\$378**

\*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

Brian Higgins, Personal Real Estate Corporation & Amy Leong, Licensed Realtor®  
Prompton Real Estate Services Inc.  
#201 179 Davie Street, Vancouver, V6Z 2Y1  
T: 604-899-2333 C: 778-871-1000 Email: info@yvr4sale.com Web: www.yvr4sale.com