

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON
REAL ESTATE SERVICES INC.

Asset Information

Description: Amazing price for a solid cash flowing rental property across from the new Telus Gardens. 1 bedroom & den, 1 parking. Well managed strata.

Square Footage: 546

Asking Price: \$398,000

Potential Rent (furnished): \$2,000

Current Monthly Expenses

Mortgage @ 25 year amortization (2.65%):	\$1456
TV/Internet/Electricity:	\$100
Property Tax:	\$107
Strata Fee:	\$260

Total: \$1,923

Closing Costs

Down Payment (20%):	\$79,600
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

Total Investment Capital: \$90,600

MONTHLY CASH FLOW: **\$76**

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