

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON
REAL ESTATE SERVICES INC.

Asset Information

Description: Amazing location in the heart of Yaletown close to Mainland Street. 1 parking, 1 storage, and everything a tenant would need.

Square Footage: 520

Asking Price: \$420,000

Potential Rent (furnished): \$2,100

Current Monthly Expenses

Mortgage @ 25 year amortization (2.69%):	\$1,537
TV/Internet/Electricity:	\$100
Property Tax:	\$100
Strata Fee:	\$212
Tenant Insurance:	\$30

Total: \$1,979

Closing Costs

Down Payment (20%):	\$84,000
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Furniture Fund:	\$5,000

Total Investment Capital: \$95,000

MONTHLY CASH FLOW: **\$120**

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