

PRE-SCREENED AND ANALYZED PROPERTIES



Asset Information

Description: VIP Pre-Sale opportunity at The Wex, modern and spacious 1 and 2 bedroom condos in a convenient Willoughby location. THE WEX is comprised of 94 homes located at 208th and 77A Ave steps from a new commercial hub complete with Shoppers Drug Mart, grocery store, coffee shop, etc. Also steps from a brand new elementary school, Richard Bulpitt Elementary.

With easy access to HWY 1 and a new bus route added to 208th, this is both transit friendly and family friendly. 1 bedrooms condos rent for \$1200-\$1350 per month, making this a great investment long term.

Square Footage: One bedrooms 614-673 Two bedrooms 820-867

Asking Price: Anticipated ranges only 1 bedroom \$233,900- \$318,900  
2 bedroom \$299,900-\$389,900

Potential Rent: \$1,250 (conservative as comparable newer 1 bedrooms rent for \$1,300)

Monthly Expenses

Mortgage @ 25 year amortization (2.39%):	\$867
Property Tax (estimated):	\$146
Strata Fee (estimated):	\$150
Tenant Insurance:	\$ 30
Total:	\$1,193

Closing Costs

Down Payment (20%):	\$49,000
PTT:	\$0
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000
Total Investment Capital:	\$55,000

Monthly Cash Flow: **\$57**

Call Amy 778-871-1000 for VIP priority registration and to secure a purchase appointment time

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