

PRE-SCREENED AND ANALYZED PROPERTIES



Your Real Estate Investment Specialists

PROMPTON  
REAL ESTATE SERVICES INC.

Asset Information

Description: Designer quality 1 bedroom townhome in newer building and steps from Commercial/Broadway skytrain. 1 parking & 1 storage locker included. Very sought after location that attracts great tenant demographics and is close to the new Emily Carr Institute & BCIT & downtown core.

Square Footage: 526 + Bonus: 287 square foot patio

Asking Price: \$425,000

Potential Rent (furnished): \$1,900 (could be more if furnished)

Current Monthly Expenses

Mortgage @ 30 year amortization (2.40%):	\$1,323
Property Tax (estimated):	\$87
Strata Fee:	\$154
Tenant Insurance:	\$30

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Total: \$1,594

Closing Costs

Down Payment (20%)	\$85,000
PTT	\$6,500
Lawyer/Notary Fee:	\$1,000
'Just in Case' Fund:	\$5,000

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Total Investment Capital: \$97,500

MONTHLY CASH FLOW: **\$304**

\*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.

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