

Townhouse - South Edmonton

MONTHLY CASH FLOW

MARKET RENT \$1,350.00

Mortgage Payment	\$573.00	
Taxes	\$120.00	
Insurance	\$60.00	
Property Management 10%	\$135.00	
Condo Fee	\$221.58	
TOTAL EXPENSE	\$1,109.58	

ESTIMATED MONTHLY CASH FLOW \$240.42



	BALANCE	INT. RATE	AMORTIZATION	MONTHLY PAYMENT	P I
20% Down Mortgage	\$135,920.00	3.00%	30 year	\$573.00	

3 bed, 1 bath
 South Edmonton Mill Woods area
 Many new updates including windows, furnace motor, washer/dryer, paint

PURCHASE DETAILS

Approx. PURCHASE COSTS

ASKING PRICE

\$169,900

Legal Costs	\$1,200.00
Inspection	\$500.00

20% Down Mortgage \$135,920.00

DOWN PAYMENT/CTM

\$33,980.00

TOTAL PURCHASE COSTS

\$1,700.00

TOTAL CASH REQUIRED TO CLOSE

\$35,680.00

(Down Payment + Total Purchase Costs)



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This Cashflow Evaluation is for use as an example only. This evaluation does not represent the exact calculations of this or any other property.