

MONTHLY CASH FLOW		West Edmonton 3 Bdrm Townhouse			
<b>POTENTIAL RENT</b>	<b>\$ 1,300.00</b>				
<b>Expenses</b>					
Mortgage Payment	\$ 636.00				
Condo Fees	\$ 255.00				
Taxes	\$ 120.42				
Insurance	\$ 30.00				
Property Management 10%	\$ 130.00				
<b>Totals</b>	<b>\$ 1,171.42</b>				
<b>ESTIMATED MONTHLY CASH FLOW</b>	<b>\$128.58</b>				
	BALANCE	INT. RATE	Amortization	MONTHLY PAYMENT	
20% Down Mortgage	\$159,920.00	3.25%	35 year \$	636.00	P I
<b>Corey Young - REALTOR®</b>		<b>FOR</b>		<b>SALE</b>	
		Investment Real Estate			
www.albertaonfire.com					
780-498-6698 corey@albertaonfire.com					
PURCHASE DETAILS		PURCHASE COSTS			
Asking Price	\$ 199,900.00	Legal Costs	\$	1,250.00	
		Inspection	\$	400.00	
		Appraisal	\$	400.00	
		Approx. Renos	\$	1,500.00	
20% Down Mortgage	\$ 159,920.00				
DOWN PAYMENT/CTM	\$ 39,980.00	TOTAL PURCHASE COSTS	\$	3,550.00	
<b>TOTAL CASH REQUIRED TO CLOSE</b>			\$	<b>43,530.00</b>	
(Down Payment + Total Purchase Costs)					
APPRECIATION @ 5% / YEAR		MORTGAGE PAYDOWN		PROJECTED CASHFLOW	
Original	\$ 199,900.00	\$	159,920.00		
Year 7	\$ 281,279.37	\$	140,554.05	\$	10,800.72
<b>THIS PROPERTY IS CURRENTLY LISTED ON MLS.</b>		TOTAL RETURN CALCULATION			
		Total Initial Investment	\$	43,530.00	
		7 Year - Total Returns	\$	151,526.04	
		Total - Return on Investment (ROI)			248.1%
MOST IMPORTANT NUMBERS!!!					
<b>Total Cash</b> Required to complete the Transaction	\$			<b>43,530.00</b>	
<b>Percent Down</b> incl. ALL Purchase Costs ( <b>Leverage</b> )				<b>22%</b>	
<b>Average Annual Return on Investment (ROI)</b>				<b>35%</b>	