

# Suited Bungalow - Edmonton , AB

## MONTHLY CASH FLOW

**Current RENT** **\$2,350.00**

Mortgage Payment \$1,433.00  
 Taxes \$282.50  
 Insurance \$120.00  
 Property Management 10% \$235.00

**TOTAL EXPENSE** **\$2,070.50**

**ESTIMATED MONTHLY CASH FLOW** **\$279.50**



|                   | BALANCE      | INT. RATE | AMORTIZATION | MONTHLY PAYMENT | P I |
|-------------------|--------------|-----------|--------------|-----------------|-----|
| 20% Down Mortgage | \$340,000.00 | 3.00%     | 30 year      | \$1,433.00      |     |

**3 bedrooms up and 2 down**  
**Over 1115 square feet on the main floor**

## PURCHASE DETAILS

## Approx. PURCHASE COSTS

**ASKING PRICE**

**\$425,000**

Legal Costs \$1,250.00  
 Inspection \$400.00  
 Appraisal \$400.00

20% Down Mortgage

\$340,000.00

**DOWN PAYMENT/CTM**

**\$85,000.00**

**TOTAL PURCHASE COSTS**

**\$2,050.00**

**TOTAL CASH REQUIRED TO CLOSE**

**\$87,050.00**



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