

MONTHLY CASH FLOW

3+2 Bedroom SUITED House in North Edmonton

MAIN FLOOR CURRENT RENT	\$ 1,313.00
BASEMENT CURRENT RENT	\$ 947.00
TOTAL RENT	\$ 2,260.00



Expenses

Mortgage Payment	\$ 1,216.61
Taxes	\$ 162.50
Insurance	\$ 75.00
Property Management 10%	\$ 226.00
Totals	\$ 1,680.11

ESTIMATED MONTHLY CASH FLOW \$579.89

	BALANCE	INT. RATE	Amortization	MONTHLY PAYMENT	
20% Down Mortgage	\$276,000.00	4.00%	35 year	\$ 1,216.61	P I

Corey Young - REALTOR®



Investment Real Estate

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**FOR
SALE**

PURCHASE DETAILS

Approx. PURCHASE COSTS

Asking Price	\$ 345,000.00	Legal Costs	\$ 1,250.00
		Inspection	\$ 400.00
		Appraisal	\$ 400.00
20% Down Mortgage	\$ 276,000.00		
DOWN PAYMENT/CTM	\$ 69,000.00	TOTAL PURCHASE COSTS	\$ 2,050.00
TOTAL CASH REQUIRED TO CLOSE			
(Down Payment + Total Purchase Costs)	\$		71,050.00

Put in an offer today...