

UNIT SPECS (1 BED)

SUBJECT UNIT: **476 sf**

UNIT PRICE: **\$263,000**
(average, plus + GST)

ADD ONS:

PARKING: **\$29,900** +\$655gst
(available on all 2 bed suites)

LOCKER: **included**

MAINTENANCE FEES:
\$0.40 psf

MORTGAGE ASSUMPTIONS

MORTGAGE AMOUNT:
\$210,400 (after 20% down)

MORTGAGE RATE: **2.75%**

AMORTIZATION: **25 YEARS**

MONTHLY MORTGAGE
PAYMENT: **\$969**

DEPOSIT 10%: **\$26,300**
10% ON CLOSING: **\$26,300**
TOTAL: **\$52,600**

PROPERTY TAX: **\$1,366**
(average)

PROJECTIONS SUMMARY

MONTHLY MORTGAGE : **\$969**

MONTHLY MAINTENANCE FEE:
\$191

MONTHLY PROPERTY TAX: **\$120**
(average)

TOTAL MONTHLY CARRYING COST:
\$1,279

RENTAL POTENTIAL: **\$1,418**
(average)

CASH FLOW: \$139+

