

LIFE HAPPENS.

First time home buyer? Down-Sizing? Relationship Changes? Relocating? Time for you to be the Landlord?

Whatever your situation, this property is for you.

You can't go wrong with 2 bedrooms, 2 baths, underground parking, directly across from a park!

When you paint a picture with numbers, it all makes so much more sense...

FINANCIAL INVESTMENT ANALYSIS



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 Calgary, Alberta T3B 4Z1

Property Investment Analysis		
#5210, 3755 Copperpond Blvd SE		
List Price:	\$	219,900
Price (90% of purchase price)	\$	197,910
Down Payment (25%)		49,478
Mortgage	\$	148,433
Estimated Monthly Expenses		
Mortgage Payment (3.5% interest rate)	\$	752
Property Tax		125
Rental Insurance		100
Condo Fees		275
Utilities		60
Total Monthly Expense	\$	1,312
UNFURNISHED SCENARIO 1		
Estimated Monthly Rent		\$1,500
Estimated Monthly Income/(Loss)		\$188
UNFURNISHED SCENARIO 2		
Estimated Monthly Rent		\$1,600
Estimated Monthly Income/(Loss)		\$288
FURNISHED SCENARIO 1		
Estimated Monthly Rent		\$1,700
Estimated Monthly Income/(Loss)		\$388
FURNISHED SCENARIO 2		
Estimated Monthly Rent		\$1,800
Estimated Monthly Income/(Loss)		\$488

DESIGNATED SCHOOLS

- Preschool**
Copperfield Preschool
- Elementary/**
St. Isabella/Copperfield School
- Middle School**
St. Isabella / Dr. Martha Cohen
- High School**
Bishop Bryne/Lord Beaverbrook

Take advantage
 Calgary's Real
 Estate Buyer's
 Market!

Buy now and hold!
 Have Tenants pay
 your mortgage
 until you're ready!

Calgary's Rental
 Market has a
 demand for:

Gorgeous home
 +
 Good
 neighborhood
 +
 Great schools

Options to
 maximize your
 Rate of Return are
 endless!

To Furnish or to
 Not Furnish?

What's your
 investment
 appetite?

ROMANIA LEO

ace@realpropertymgt.ca www.rpmace.ca 403.816.2308



Each Office Independently Owned and Operated.

FOR SALE / LEASE #5213, 755 Copperpond Blvd SE



Want to buy but not ready to buy? Great place to rent while you watch the market!

Time to leave your parents nest? Show your parents what you're made of!



SIZE: 768 sq.ft
BEDROOMS: 2 Bedrooms
BATHROOMS: 2 Ensuites
AVAILABLE: Immediate
PARKING: 1 Heated Underground
RENT: \$1500 /Month
INCLUDED*: Heat, water & electricity

Whether your single, a couple, working professional or starting a young family, this is the perfect home for you.

This cozy second floor unit is complete 2 large bedrooms, each with its own walk-through closets and ensuites! Large balcony overlooking green-space playground and heated underground parking.

Kitchen accentuated with modern decor, showcasing stainless steel appliances, and granite countertops. Spacious living room with good-sized balcony, perfect for entertaining friends and family...

Just imagine how jealous they would be!

*Electricity is capped at a max. allowance. Exceeded allowances are added to the following month's rent. Cable & Internet not included.



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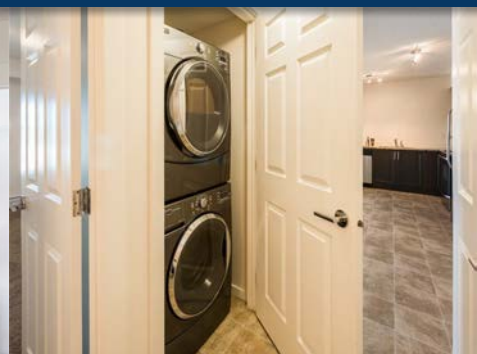


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Broker: Real Property Management Central 824 - 24th Ave SE Calgary, AB

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IMAGINE THIS HOME WITH YOUR FURNITURE



CALL TODAY! AVAILABLE IMMEDIATELY

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