

Ask



"Will This Property Make a Good Rental/Investment Property?"



OPINION OF MARKET RENTABILITY

Property Management vs Asset Management

PROPERTY MANAGEMENT



Day to Day Operation



Reactive and Short-Term Preventative Maintenance



Small repairs and renovations



Rent Collection



Expense Payment

ASSET MANAGEMENT



Cost Monitoring



Preventative Planning Long-Term Maintenance



Overseeing Performance



Overall Process Management



Portfolio Enhancement



Acquisition and Disposition timing



REAL PROPERTY MANAGEMENT ACE

403.816.2308 ace@realpropertymgt.ca www.rpmace.ca

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OPINION OF MARKET RENTABILITY

1340 20 Avenue NW Calgary, AB T2M 1G3

Multi-Family
Active

A1185717

PD:

DOM: 14
CDOM: 14

LP: \$2,888,888.00
OP: \$2,888,888.00



Type: 4 plex
County: Calgary
Subdivision: Capitol Hill
LINC#: [0014180715](#)
Lot Size: 5996 SqFt
Frnt Lngth: 15.24M 50` 0"
Complex Nm:
Legal Desc: 3150P;24;19,20
Legal Pln: 3150P **Blk:** 24 **Lot:** 19,20

Transaction: For Sale
City: Calgary
District: CAL Zone CC
Year Built: 2022 New Home
SqFt: 5,634.00
Condo: No
Stories: 3

Zoning: R-CG
Title to Lnd: Fee Simple
Exclusion: No
Reports: RMS Supplements
Restrict: None Known
Features: Breakfast Bar, Closet Organizers, Double Vanity, French Door, High Ceilings, Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Pantry, See Remarks, Soaking Tub, Storage

Tax Amt/Yr: \$3,562.00/2021
Tax Roll:
SRR: No

1 / 48



02/24/2022 : NEW

Public Remarks: Investors welcome to Inner City Calgary's newest brand new townhomes with legal basement suites. 8 Rentable units in total all with separate entrances and amenities. All of them have an upper unit with open concept main floor with a living, dining and well appointed kitchen with stainless steel appliances and quartz counters. The upstairs includes 3 bedrooms, 2 full washrooms and a laundry room. Legal Basement suites include amenity space, living, dining kitchen, bedroom and a separate laundry. This is truly a rare offering to have an entire unit with 8 available rental incomes available brand new. Opportunities like this never come to market.

4Plex TOWNHOMES - BRAND NEW WITH LEGAL LOWER SUITES

	SIZE	PARKING
UNIT 1 UPPER	1218 sq.ft.	1 SINGLE GARAGE
UNIT 1 LOWER	426 sq.ft.	Street Parking
UNIT 2 UPPER	1602 sq.ft.	1 SINGLE GARAGE
UNIT 2 LOWER	449 sq.ft.	Street Parking
UNIT 3 UPPER	1597 sq.ft.	1 SINGLE GARAGE
UNIT 3 LOWER	449 sq.ft.	Street Parking
UNIT 4 UPPER	1217 sq.ft.	1 SINGLE GARAGE
UNIT 4 LOWER	438 sq.ft.	Street Parking

1340 20 Avenue NW

PREPARED FOR CLIENTS OF SCOTT VAN GAAL

MARCH 10, 2022



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\$2,888,888.00



New Listing

Active

1340 20 Avenue NW

Calgary, Alberta T2M 1G3

MLS#: A1185717

Total Baths 0

SqFt 5,634

Levels Two

UPPER (+/-1,600 SQ.FT)

2 UNITS

UPPER (+/-1,200 SQ.FT)

2 UNITS

LOWER (+/-5,00 SQ.FT)

4 UNITS

Investors welcome to Inner City Calgary's newest brand new townhomes with legal basement suites. 8 R...

UPPER UNITS:

8 Rentable units in total all with separate entrances

The upstairs includes 3 bedrooms, 2 full washroom and a laundry room.

Legal Basement suites include amenity space, living, dining kitchen, bedroom and a separate laundry.

open concept main floor with a living, dining and well appointed kitchen with stainless steel appliances and quartz counters.



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8 Rentable units in total all with separate entrances

UPPER (+/-1,600 SQ.FT)	2 UNITS
UPPER (+/-1,200 SQ.FT)	2 UNITS
LOWER (+/-5,00 SQ.FT)	4 UNITS

1340 20 Avenue NW 4PLEX TOWNHOME RENTAL INVESTMENT

PURCHASE PRICE

Down Payment (30%) \$2,022,222

Mortgage \$9,570

EXPENSES

Mortgage Payment* \$9,570

Property Tax ** \$333.33

Property Insurance (4 Units) \$350

Utilities (Heat needed During Vac) \$600

Exterior Maintenance***

MONTHLY CARRYING COST \$10,853

ANNUAL CARRYING COST \$130,240

RENTS	
1218 sq.ft.	\$2,300.00
426 sq.ft.	\$800.00
1602 sq.ft.	\$2,500.00
449 sq.ft.	\$800.00
1597 sq.ft.	\$2,500.00
449 sq.ft.	\$800.00
1217 sq.ft.	\$2,300.00
438 sq.ft.	\$800.00
\$12,800.00	

*Mortgage (25 Year Amortization Based on 5 year fixed at 2.99% interest rate)

**Property Taxes +/- \$4,000 2020/2021)

***Monthly Maintenance Cost to Factor Waste Recycling, Building & Exterior Insurance

Utilities for rentals are typically are Tenants' responsibility.

Estimated \$250-\$400/Month depending on usage.



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INVESTMENT ANALYSIS

	PROJECTED RENTS	1/2 MONTH LEASING FEE Per New Tenant	10% MANAGEMENT FEE MONTHLY	9% MANAGEMENT MONTHLY
UNIT 1 UPPER	\$2,300	\$1,150	\$230	\$207
UNIT 1 LOWER	\$800	\$400	\$80	\$72
UNIT 1	\$3,100	\$1,550	\$310	\$279
UNIT 2 UPPER	\$2,500	\$1,250	\$250	\$225
UNIT 2 LOWER	\$800	\$400	\$80	\$72
UNIT 2	\$3,300	\$1,650	\$330	\$297
UNIT 3 UPPER	\$2,500	\$1,250	\$250	\$225
UNIT 3 LOWER	\$800	\$400	\$80	\$72
UNIT 3	\$3,300	\$1,650	\$330	\$297
UNIT 4 UPPER	\$2,300	\$1,150	\$230	\$207
UNIT 4 LOWER	\$800	\$400	\$80	\$72
UNIT 4	\$3,100	\$1,550	\$310	\$279
8 UNITS \$12,800			\$1,280	\$1,152
LEASING & MANAGEMENT FEE ANNUALLY		\$6,400	\$15,360	\$13,824
TOTAL MANAGEMENT FEE ON 8 UNITS		\$21,760		

	1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE								
MONTHLY RENT SCENARIO	\$2,400	\$2,500	\$2,600	\$2,700	\$2,800	\$2,900	\$3,000	\$3,100	\$3,200
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$1,200	\$1,250	\$1,300	\$1,350	\$1,400	\$1,450	\$1,500	\$1,550	\$1,600
10% Monthly Management Fee (Minimum \$150 per month)	\$240	\$250	\$260	\$270	\$280	\$290	\$300	\$310	\$320
TOTAL Annual Fee	\$4,080	\$4,250	\$4,420	\$4,590	\$4,760	\$4,930	\$5,100	\$5,270	\$5,440
Estimated Amount After Fee Deduction* (Annually)	\$24,720	\$25,750	\$26,780	\$27,810	\$28,840	\$29,870	\$30,900	\$31,930	\$32,960
Estimated Amount After Fee Deduction* (Monthly)	\$2,060	\$2,146	\$2,232	\$2,318	\$2,403	\$2,489	\$2,575	\$2,661	\$2,747

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.



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Asking Price	\$2,888,888	\$288,889 downpayment 2% interest 25 years			
		<div style="display: flex; justify-content: space-between;"> ■ Principal & Interest \$11,010 ■ Tax \$297 </div>			
		Scenario 1	Scenario 2	Scenario 3	Scenario 4
Down payment	-	25.00 %	30.00 %	40.00 %	50.00 %
		\$722,222	\$866,666	\$1,155,555	\$1,444,444
Mortgage insurance	+	\$0	\$0	\$0	\$0
Total Mortgage Required	=	\$2,166,666	\$2,022,222	\$1,733,333	\$1,444,444
		Scenario 1	Scenario 2	Scenario 3	Scenario 4
Amortization period		25 years	25 years	25 years	25 years
Mortgage rate		3.00 %	3.00 %	3.00 %	3.00 %
Total Mortgage Payment		\$10,254	\$9,570	\$8,203	\$6,836
Frequency	Monthly				

Monthly Expenses	1 (25.00 % down) 2 (30.00 % down) 3 (40.00 % down) 50 % down			
Expenses	\$10,254	\$9,570	\$8,203	\$6,836
Mortgage payment	\$1,420	\$1,420	\$1,420	\$1,420
Property Tax	\$0	\$0	\$0	\$0
Monthly Debt Payments	\$602	\$602	\$602	\$602
Utilities	\$0	\$0	\$0	\$0
Condo Fees	\$60	\$60	\$60	\$60
Property insurance	\$0	\$0	\$0	\$0
Phone	\$0	\$0	\$0	\$0
Cable	\$0	\$0	\$0	\$0
Internet	\$0	\$0	\$0	\$0
Total	\$12,336	\$11,652	\$10,285	\$8,918



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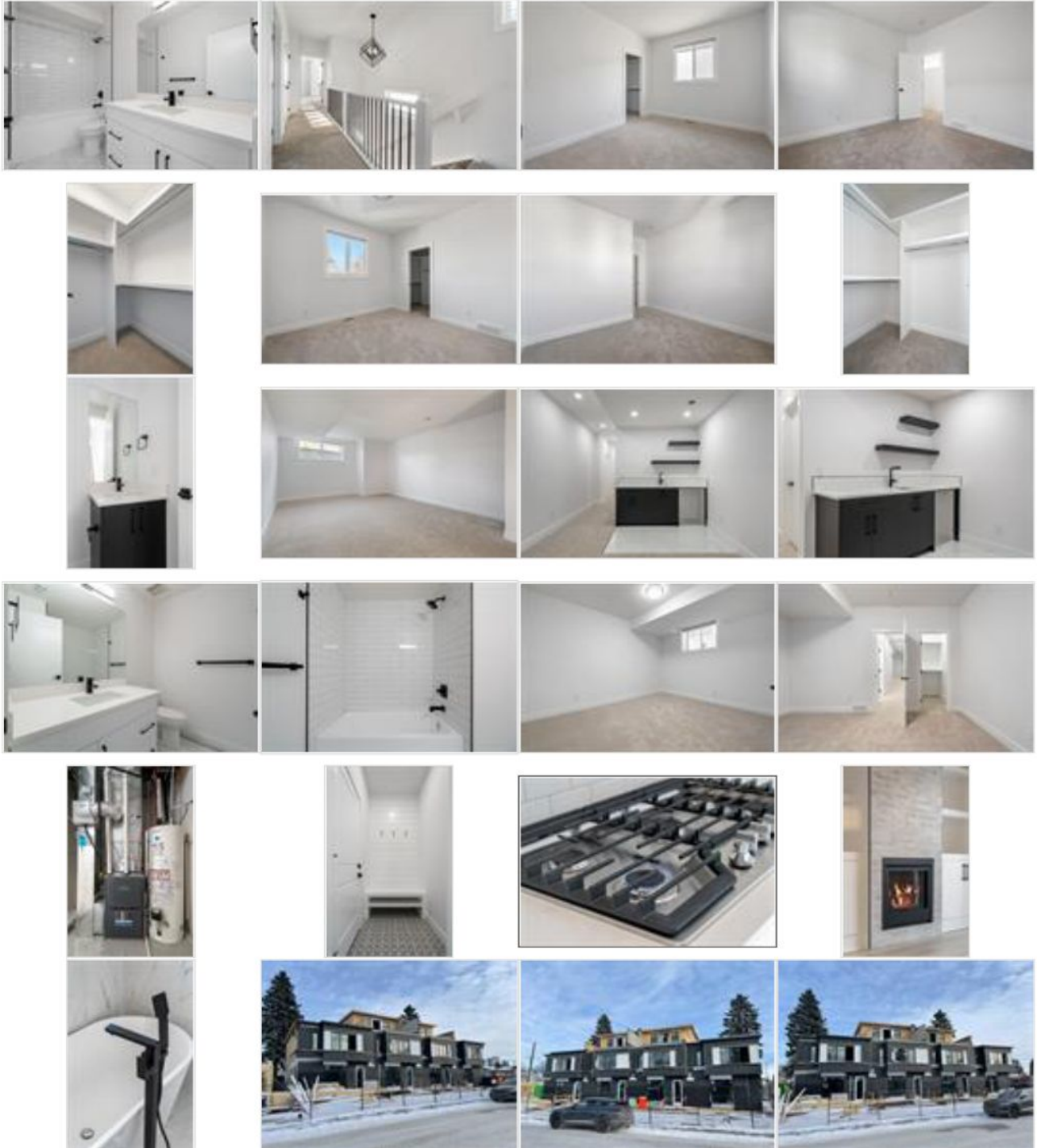
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MARKET RENT REPORT



ABOVE CLIENT EXPECTATION

Market Stats



Type of Property

Apartment	Condo
Loft	House
Townhouse	Duplex

Current Market Overview

96 LISTINGS	\$1,050 LOWEST	\$1,756 AVERAGE	\$3,400 HIGHEST
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Current Listings Price Distribution

Calgary Rentals	\$1,065	\$1,246 ↑	\$1,642 ↑	\$1,877 ↑	\$2,720 ↑
Calgary Apartment	\$1,036	\$1,251 ↑	\$1,615 ↑	\$1,999 ↑	\$7,995
Calgary Basement	\$855	\$1,010 ↑	\$1,103 ↑	\$1,047 ↓	N/A
Calgary Condo	\$1,225	\$1,585 ↑	\$1,972 ↑	\$2,275 ↑	\$2,995
Calgary Duplex	N/A	\$850 ↓	\$1,308 ↓	\$1,880 ↑	\$2,951 ↑
Calgary House	N/A	\$1,591 ↑	\$1,968 ↑	\$2,343 ↑	\$3,199 ↑
Calgary Loft	\$1,198	\$2,333 ↑	\$2,672 ↓	\$4,250 ↓	N/A
Calgary Main Floor	N/A	\$1,159 ↑	\$1,410 ↑	\$1,639 ↑	\$1,761 ↑
Calgary Shared	N/A	\$668 ↑	\$750 ↓	\$616 ↑	\$665 ↑
Calgary Townhouse	\$2,200	\$1,232 ↑	\$1,718 ↑	\$1,957 ↑	\$2,127 ↑



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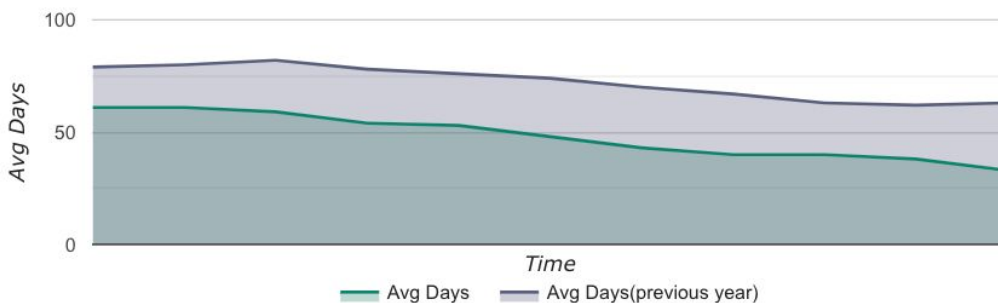
OPINION OF MARKET RENTABILITY

Capitol Hill Apartment Rental Stats

PROPERTY TYPE	# OF LISTINGS	MIN PRICE	MAX PRICE	AVG PRICE
Apartments	8	\$1050	\$1635	\$1259
Basements	7	\$830	\$1200	\$1089
Duplexes	1	\$1100	\$1100	\$1100
Houses	1	\$2300	\$2300	\$2300
Main Floors	3	\$1400	\$1750	\$1610
Parking Spots	1	\$180	\$180	\$180
Shared	4	\$500	\$650	\$552
Townhouses	3	\$1400	\$3000	\$2400
Total Rentals	28	\$180	\$3000	\$1268

Average Days on the Market

- 3 months
- 6 months
- 1 year
- 2 years
- 3 years
- 5 years



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Type of Property

- Apartment
- Condo
- Loft
- House
- Townhouse**
- Duplex

Current Market Overview



Current Listings Price Distribution

3 Bedrooms Townhouse

\$2,800 • Deposit \$2800 • **3.5 Baths** • 1462 ft² • Unfurnished • Long Term
 • Jul 01, 2022

Utilities Included: Not included
 Unit Number: Park Facing
 Single Car Garage

\$3,000 • Deposit \$3000 • **2.5 Baths** • 1502 ft² • Unfurnished • Long Term
 • Jul 01, 2022

Utilities Included: Not included
 Unit Number: Park Facing
 Double Car Garage



1426 23rd Ave NW



LUXURY TOWNHOMES ON CONFEDERATION PARK

Now leasing in Capital Hill!

This exciting, inner-city, two-story townhouse project is conveniently located with close proximity to everything you need or want. When you open your front door to your 3 bedroom, 2.5 bath floor plan, you're greeted by a modern, open concept dining room, kitchen and spacious living room. The upper level is thoughtfully laid out with 3 generous-sized bedrooms and 2 full bathrooms, as well as upper-level laundry. The master bedroom has his and her closets next to a beautiful ceramic tile ensuite with tiled shower with oversized shower head. Live steps from Confederation Park, with year-round outdoor green space. Found in the community of Capitol Hill in northwest Calgary, Wilderness Ridge by Brava Development Corp. offers contemporary townhome living minutes from the city centre. Wilderness Ridge is home to 24 units, with an average unit size of 1450 sq. ft. Units within this development offer single and double attached garages. Brava's distinct vision for developments with cutting-edge design and premium locations is realized at Wilderness Ridge.

- Corner Unit
- Dishwasher
- Disposal
- Oven/Stove
- Microwave
- Fridge
- Laundry - In Suite
- Fireplace
- Window Coverings
- Central Vac
- Hardwood Floors
- Carpeted Floors
- Tile Flooring
- Balcony
- City views
- In-suite Storage
- Patio/Deck
- Private Entry
- Internet Access



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OPINION OF MARKET RENTABILITY

Market Stats

CALGARY TOWNHOMES CITY WIDE

Current Market Overview

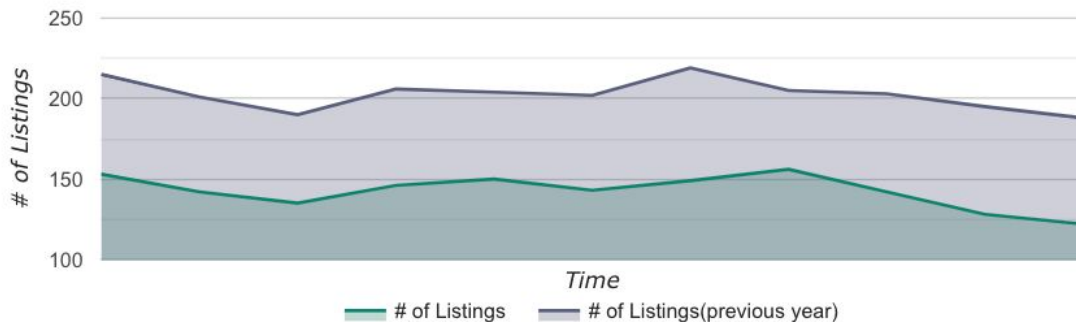
96	\$1,050	\$1,756	\$3,400
LISTINGS	LOWEST	AVERAGE	HIGHEST

Current Listings Price Distribution



Historical Number of Listings

- 3 months
- 6 months
- 1 year
- 2 years
- 3 years
- 5 years



Historical Average Price

- 3 months
- 6 months
- 1 year
- 2 years
- 3 years
- 5 years



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Multi-Family

A1185717
CDOM: 14

Active
DOM: 14

LP: \$2,888,888.00
OP: \$2,888,888.00



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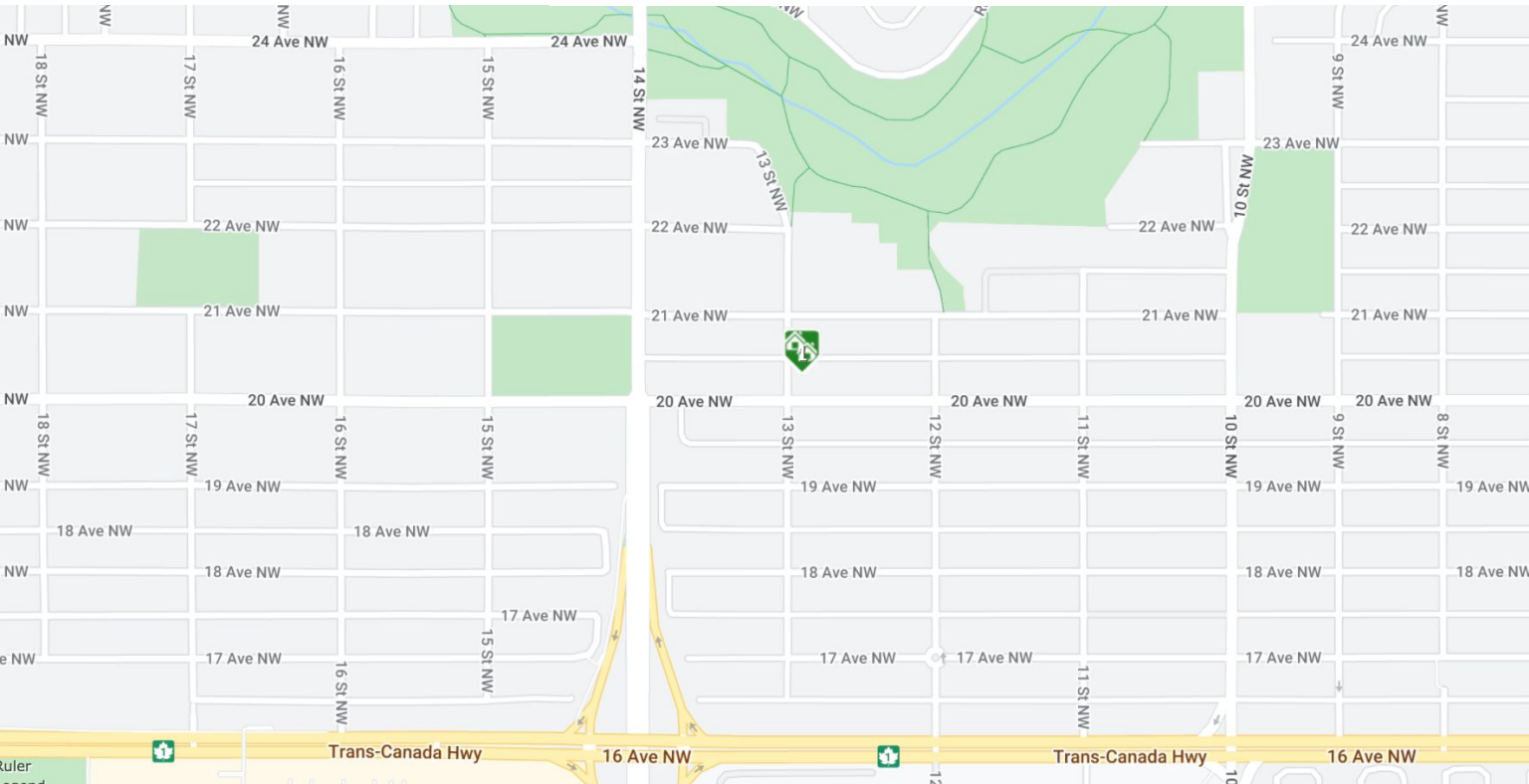
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OPINION OF MARKET RENTABILITY

Neighboring Communities

- Mount Pleasant
- Banff Trail
- Briar Hill
- Cambrian Heights
- Charleswood
- Collingwood
- Hillhurst
- Rosedale
- Rosemont
- St Andrews Heights
- Triwood
- West Hillhurst



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LANDMARK	DISTANCE
Alberta Children's Hospital	3.41 km
Alberta College of Arts and Design (ACAD)	0.88 km
Ambrose University College	6.85 km
Bow Valley College	4.12 km
Calgary Airport	9.18 km
Calgary Zoo	5.69 km
Chinook Centre Mall	8.46 km
City Hall	4.14 km
Cross Iron Mills	24.86 km
Deerfoot Mall	5.83 km
Devry Institute of Tech	7.72 km
Downtown Calgary	2.89 km

NAME/ADDRESS	DISTANCE
Alberta College of Acupuncture & Traditional Chinese Medicine 阿尔伯特塔针灸中医学院 1910 20 Avenue Northwest Suite #102, Calgary	0.38 km
William Aberhart High School Calgary Board of Education 3009 Morley Trail Northwest, Calgary	1.32 km
St. Francis High School 877 Northmount Drive Northwest, Calgary	1.53 km
Westmount Charter Mid-High School 2215 Uxbridge Drive Northwest, Calgary	2.29 km
Foothills Lutheran Christian Preschool 3104 34 Avenue Northwest, Calgary	2.32 km
Crescent Heights High School Calgary Board of Education 1019 1 Street Northwest, Calgary	2.61 km
James Fowler High School Calgary Board of Education 4004 4 Street Northwest, Calgary	2.70 km

- Malls
- Train Stations
- Bus stops
- Libraries
- Colleges
- Schools
- Hospitals
- Airport



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Calgary Arts Academy 2036 20 Avenue Southwest, Calgary	3.99 km
Western Canada High School Calgary Board of Education 641 17 Avenue Southwest, Calgary	4.13 km
Sir Winston Churchill High School Calgary Board of Education 5220 Northland Drive Northwest, Calgary	4.23 km
Saint Mary's High School 111 18 Avenue Southwest, Calgary	4.62 km
Repsol Sport Centre 2225 Macleod Trail Southeast, Calgary	4.84 km
Delta West Academy 414 11A Street Northeast, Calgary	4.93 km

Distances are estimated from a central point within the community.

NAME/ADDRESS	DISTANCE
Louise Riley Library 1904 14 Avenue Northwest, Calgary	0.75 km
Reg Erhardt Library at SAIT MC111, Stan Grad Centre Southern Alberta Institute of Technology, 1301 16 Avenue Northwest, Calgary	1.10 km
BGP Little Free Library 814 17 Avenue Northwest, Calgary	1.47 km
Rosedale Little Free Library Calgary	1.66 km
Afhs Library 712 16 Avenue Northwest, Calgary	1.68 km
Little Free Library 2504 13 Avenue Northwest, Calgary	1.71 km
Alberta Wilderness Association 455 12 Street Northwest, Calgary	1.80 km
Business Library Scurfield Hall, 301, 215 Campus Place Northwest, Calgary	1.82 km

REAL PROPERTY MANAGEMENT ACE **RENTABILITY SCORE**

- NEIGHBORHOOD ★★★★★
- TRANSPORTATION ★★★★★
- AMENITIES ★★★★★
- SCHOOL ★★★★★
- RENTABILITY ★★★★★



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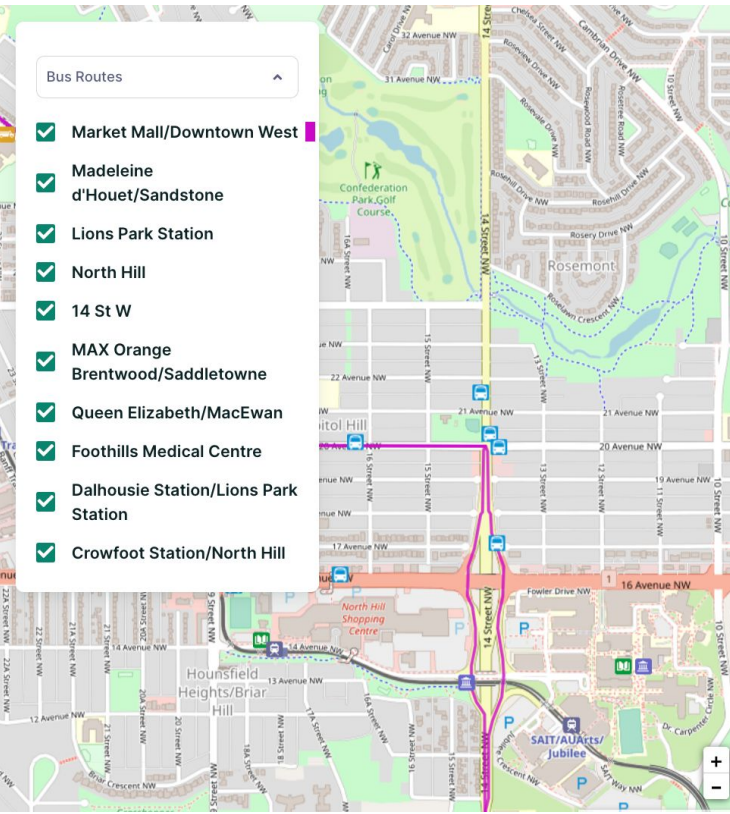
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Capitol Hill Closest Bus Routes

ROUTE #	NAME
40	Crowfoot Station/North Hill
65	Market Mall/Downtown West
89	Lions Park Station
91	Foothills Medical Centre
105	Dalhousie Station/Lions Park Station
303	MAX Orange Brentwood/Saddletowne
404	North Hill
414	14 St W
791	Queen Elizabeth/MacEwan
832	Madeleine d'Houet/Sandstone

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404	North Hill
414	14 St W
791	Queen Elizabeth/MacEwan
832	Madeleine d'Houet/Sandstone

Capitol Hill Closest LRTs

STATION	DISTANCE
Lions Park CTrain Station	0.47 km
Banff Trail CTrain Station	0.68 km
SAIT / AUArts / Jubilee CTrain Stn	0.71 km
University CTrain Station	1.17 km
Sunnyside CTrain Station	1.25 km



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HOW MUCH DOES PROPERTY MANAGEMENT COST?

ALL ABOUT THE NUMBERS

- ✓ Initial Set-Up Fee: \$500 **WAIVED**
- ✓ Advertising Fee: \$50 **WAIVED**
- ✓ Credit Check: \$15
- ✓ Periodic Inspection Fee: \$80 **WAIVED**
- ✓ Lease Renewal Fees: \$295

UNFURNISHED MANAGEMENT PLAN FEES & SERVICES

LEASING & MANAGEMENT FEES

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

MONTHLY RENT SCENARIO	\$1,500	\$1,600	\$1,700	\$1,800	\$1,900	\$2,000	\$2,100	\$2,200	\$2,300
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$750	\$800	\$850	\$900	\$950	\$1,000	\$1,050	\$1,100	\$1,150
10% Monthly Management Fee (Minimum \$125 per month)	\$150	\$160	\$170	\$180	\$190	\$200	\$210	\$220	\$230
TOTAL Annual Fee	\$2,550	\$2,720	\$2,890	\$3,060	\$3,230	\$3,400	\$3,570	\$3,740	\$3,910
Estimated Amount After Fee Deduction* (Annually)	\$15,450	\$16,480	\$17,510	\$18,540	\$19,570	\$20,600	\$21,630	\$22,660	\$23,690
Estimated Amount After Fee Deduction* (Monthly)	\$1,288	\$1,373	\$1,459	\$1,545	\$1,631	\$1,717	\$1,803	\$1,888	\$1,974

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

MONTHLY RENT SCENARIO	\$2,400	\$2,500	\$2,600	\$2,700	\$2,800	\$2,900	\$3,000	\$3,100	\$3,200
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$1,200	\$1,250	\$1,300	\$1,350	\$1,400	\$1,450	\$1,500	\$1,550	\$1,600
10% Monthly Management Fee (Minimum \$125 per month)	\$240	\$250	\$260	\$270	\$280	\$290	\$300	\$310	\$320
TOTAL Annual Fee	\$4,080	\$4,250	\$4,420	\$4,590	\$4,760	\$4,930	\$5,100	\$5,270	\$5,440
Estimated Amount After Fee Deduction* (Annually)	\$24,720	\$25,750	\$26,780	\$27,810	\$28,840	\$29,870	\$30,900	\$31,930	\$32,960
Estimated Amount After Fee Deduction* (Monthly)	\$2,060	\$2,146	\$2,232	\$2,318	\$2,403	\$2,489	\$2,575	\$2,661	\$2,747

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.

1/2 MONTH'S RENT + 10% MONTHLY MANAGEMENT FEE

MONTHLY RENT SCENARIO	\$3,300	\$3,400	\$3,500	\$3,600	\$3,700	\$3,800	\$3,900	\$4,000	\$4,100
Leasing Fee for Each New Tenant (1/2 Month's Rent)	\$1,650	\$1,700	\$1,750	\$1,800	\$1,850	\$1,900	\$1,950	\$2,000	\$2,050
10% Monthly Management Fee (Minimum \$125 per month)	\$330	\$340	\$350	\$360	\$370	\$380	\$390	\$400	\$410
TOTAL Annual Fee	\$5,610	\$5,780	\$5,950	\$6,120	\$6,290	\$6,460	\$6,630	\$6,800	\$6,970
Estimated Amount After Fee Deduction* (Annually)	\$33,990	\$35,020	\$36,050	\$37,080	\$38,110	\$39,140	\$40,170	\$41,200	\$42,230
Estimated Amount After Fee Deduction* (Monthly)	\$2,833	\$2,918	\$3,004	\$3,090	\$3,176	\$3,262	\$3,348	\$3,433	\$3,519

*Owner's Need to Factor in: Property Taxes, Utilities, Condo Fees & Other Owner Expenses . Amounts are estimated based on assumptions of a general rental scenario.



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