



This house is a 3 /2 with garage in port labelle. New paint inside and out, wooden floors, tiled kitchen. new doors. new ceiling fans throughout. New oak kitchen with granite counter tops, new side by side refrigerator, new a/c. Beautiful oak trees in front and rear garden, new landscaping. Completely fenced back yard that looks out to greenbelt. Can never be overlooked. Close to community pool. Total make over. Excellent tenant in place.

Previous Selling Price	\$115,000
Current Price	\$56,800
Current Price as % of Original	49%
Square Footage	1220
Original Price per sq ft	\$94
Current Price per sq ft	\$47
Term of Lease	1 year

Bed/ Bath	3/2
Purchase Price	\$56,800
Gross Monthly Rent	\$725

Less Expenses	
Management Fee	\$70
Property Taxes	\$60
Insurance	\$115

Total Est. Expenses	\$245
Net Income (monthly cash flow)	\$480
Net Annual Projected Cash Flow	\$5,760
Yield	10.20%

