



Call For Professional Real Estate Services

604 230-9392
PortMoodyRealtor@gmail.com



Case Study: What's a 2 bedroom codo cost in Port Moody?

Why Port Moody ??

private beaches ...



inlet views ...



a place to anchor...



plus ... parks, transit,
and urban centers.

There's 62 condos with 2 bedrooms 2 baths sized from 750 to 2100 square feet for sale right now...

Price Range: \$308,000. to \$975,000.

Make an offer and buy: assume Asking price \$425,000.

Negotiate Purchase Price to \$405,000.

Add B. C. Property Transfer Tax: \$4,000.

Add Allowance for legal costs: \$800.

Total Cost: \$409,800.

Financing:

assume 80% loan to value mortgage of \$324,000.

on a variable rate of P -.5%

with 30 years to pay \$1,280./month

Cash to complete the sale: \$85,800.

The Buyer will typically have cash for a down payment from the sale of a previous condo. If the down payment is Increased from 20% then the monthly payment could be reduced. Use a factor of \$395 per \$100,000./mo. to determine monthly mortgage cost.

Email: PortMoodyRealtor@gmail.com for details, or call Bill Babcock (604) 230-9392 to arrange to view.

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