



Call For Professional Real Estate Services

604 230-9392
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Case Study: What's a 4 bedroom home cost in Port Moody?

Why Port Moody ??

private beaches ...



inlet views ...



a place to anchor...



Plus ... parks, transit, and urban centers.

There's 10 homes with 4 bedrooms 3 baths & rentable or in-law suites.

Price Range: \$500,000.— \$1,200,000.

Make an offer and buy: assume Asking price \$885,000.

Negotiate Purchase Price to \$865,000.

Add B. C. Property Transfer Tax: \$15,300.

Add Allowance for legal costs: \$800.

Total Cost: \$881,100.

Financing:

assume 80% loan to value mortgage of \$708,000.

on a variable rate of P -.5%

with 30 years to pay \$2,792/month

(allow \$1,000. per mo. as suite rental) \$1,792/month

Cash to complete the sale: \$173,100.

The Buyer will typically have cash for a down payment from the sale of a previous home. If more than 20% the mortgage payment could be reduced. Use: \$395 per \$100,000. to Determine, or...

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

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