

Property Analyzer

Small Condo in Victoria, rented for \$725/mo

SEE ASSUMPTIONS ON LAST PAGE!

Information

Purchase Price	\$122,000
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Your purchase price.

Financing Information	Amount
1st Mortgage	85% \$103,700
2nd Mortgage	0% \$0

% of your requested 1st mortgage.

% of your requested 2nd mortgage.

Investment	Amount
Down Payment	\$18,300
Property Transfer Tax	\$1,220
Immediate Repairs and Renovations	\$0
Inspection	\$0
Appraisal	\$0
Real Property Report (Survey)	\$0
Financing Costs 2.5% CMHC	\$2,593
Legal Costs (Including Disbursements)	\$1,200
Staying Power Fund (Covering Costs for 6 months)	-\$968
Other	
Total Investment	\$22,344

Automatically calculated (Purchase Price - Total Mortgages).

Go to www.seanandvanessa.com, click LTT Calculator. results here.

Total amount of your estimated repairs and renovations.

Cost of having the property inspected.

Cost of having the property appraised.

Cost of having a survey completed, if applicable.

Total amount of lender and mortgage broker fees.

Total amount of legal fees, including disbursements and title ins.

Automatically calculated (6 month's rent). Can be overwritten.

Enter any additional costs or fees associated with this property.

Automatically calculated.

Income	Monthly	Annually
Gross Rents	\$725.00	\$8,700
Laundry	\$0.00	\$0
Other Rents	\$0.00	\$0
Total Income	\$725.00	\$8,700

Total monthly rents that you expect from the property.

Total monthly laundry income you expect from the property.

Total mnthly amount you expect from other rents such as storage.

Automatically calculated.

Operating Expenses	%	Monthly	Annually
Heating		\$0.00	\$0
Electricity		\$0.00	\$0
Water / Sewer		\$0.00	\$0
Property Taxes		\$56.00	\$672
Condo Fees (if applicable)		\$97.00	\$1,164
Insurance		\$0.00	\$0
Property Management	0%	\$0.00	\$0
Rental Pool Management	0%	\$0.00	\$0

Expected monthly costs for heating, if applicable.

Expected monthly costs for electricity, if applicable.

Expected monthly costs for water or sewer, if applicable.

Annual property taxes.

Monthly condo fees, if applicable.

Annual premium for property insurance.

% for property management, if applicable.

% for rental pool management, if applicable.

Repairs and Maintenance	3%	\$21.75	\$261
Resident Manager		\$0.00	\$0
Snow Removal		\$0.00	\$0
Lawn Maintenance		\$0.00	\$0
Pest Control		\$0.00	\$0
Other		\$0.00	\$0
Total Operating Expenses		\$174.75	\$2,097

% for repairs and maintenance.

Monthly cost for a resident manager, if applicable.

Annual cost for snow removal, if applicable.

Annual cost for lawn maintenance, if applicable.

Annual cost for pest control, if applicable.

Monthly cost for any other expenses.

Automatically calculated.

Operating Income	%	Monthly	Annually
Operating Income		\$550.25	\$6,603
Less: Vacancy Allowance	0.0%	\$0.00	\$0
Net Operating Income(NOI)		\$550.25	\$6,603

Automatically calculated (NOI / Total Mortgage Payments)

% for vacancy allowance.

Automatically calculated.

Financing Costs	Rate	Monthly	Annually
1st Mortgage Payment	4.50%	\$388.88	\$4,667
2nd Mortgage Payment (int only)	0.00%	\$0.00	\$0
Total Financing Payments		\$388.88	\$4,667

1 Expected interest rate on the 1st mortgage.

Expected interest rate on the 2nd mortgage.

Automatically calculated.

Cash Flow	Monthly	Annually
Cash Flow Before Taxes	\$161.38	\$1,937

Automatically calculated (NOI - Total Financing Payments).

Exit Strategy

Sale Price	\$128,000.00
Real Estate Agent	-\$6,400.00
Pay out 1st Mortgage	-\$103,700.00
Pay out 2nd Mortgage	\$0.00
Repay Investor	-\$22,344.25
Closing Costs	-\$2,000.00
	-\$6,444.25

Balance at end of 6 months

Balance at end of 6 months

Total cash put in to project

Return on Investment	Renovated Value	Amount	Return
Cash Return		-\$6,444.25	-28.84%
Mortgage Paydown		\$0.00	0.00%
Renovated Value			0.00%
Total Return on Investment (ROI)		-\$6,444.25	-28.84%

Automatically calculated (Cash Flow Before Taxes / Investment).

Automatically calculated (Mortgage Paydown / Investment).

Enter your expected appreciation % (Apprec Amt / Investment).

Automatically calculated.

Assumptions:

Buy and Hold

Interest-only Mortgage

Tenant pays hydro

Interest-only loan at 85%

Property managed by owner

Mortgage payment calculated using Excel PMT function