

REMA 1-Minute Analyzer Proforma

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Date: 06-Nov-2012

Taradale #1 145 Taradale Close N.E.

| | |
|------------------------------|--------------------|
| Initial Market Value | \$282,000.00 |
| Purchase Price | \$275,000.00 |
| After Repaired Value (ARV) | \$282,000.00 |
| Downpayment | \$55,000.00 |
| Closing Costs | \$1,500.00 |
| Repairs on Acquisition | \$1,500.00 |
| | |
| Staying Power Fund | \$1,700.00 |
| Initial Cash Invested | \$59,700.00 |



| Income Details | Monthly | Annual | Mortgages | First | Second |
|-------------------------------|-------------------|--------------------|-------------------------------|--------------|---------------|
| Rental Income | \$1,700.00 | \$20,400.00 | LTV (Loan to Value) | 80.00% | |
| Vacancy Allowance | -\$32.00 | -\$384.00 | Principal | \$220,000.00 | |
| Gross Operating Income | \$1,668.00 | \$20,016.00 | Type | Mortgage | |
| Expenses | Monthly | Annual | Amortization | 30 Years | |
| Property Taxes | \$136.00 | \$1,632.00 | Interest Rate | 3.20% | |
| Management Fees | \$100.00 | \$1,200.00 | | | |
| Insurance | \$55.00 | \$660.00 | | | |
| Maintenance | \$80.00 | \$960.00 | | | |
| Utilities | \$0.00 | \$0.00 | Yield | 7.42 | |
| Advertising | \$17.00 | \$204.00 | Internal Rate of Return (IRR) | 27.29% | |
| Caretaker | \$0.00 | \$0.00 | DCR | 1.30 | |
| Other Expenses | \$50.00 | \$600.00 | Monthly Gross Rent Multiplier | 161.76 | |
| Total Expenses | \$438.00 | \$5,256.00 | Annual Gross Rent Multiplier | 13.48 | |
| Cash Flow & Equity | Monthly | Annual | Cash on Cash Return | 5.65% | |
| Net Operating Income | \$1,230.00 | \$14,760.00 | Cash on Cash Plus" Return | 13.12% | |
| less Mortgage Payments | \$948.89 | \$11,386.64 | RTV (Rent to Value) | 7.42% | |
| Cash Flow | \$281.11 | \$3,373.36 | | | |
| Mortgage Paydown | \$371.47 | \$4,457.70 | | | |
| Annual Appreciation | \$705.00 | \$8,460.00 | | | |
| Projected Gross Income | \$1,357.59 | \$16,291.06 | | | |

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted.

Key Ratios (Year 1)

Cash on Cash Return

Cash on Cash Plus" Return

RTV (Rent to Value)

Assumptions

Assumed Annual Appreciation

3.00%

Vacancy Allowance

2.00%

Operating Costs Increase

0.00%

Rent Increase

3.00%

Closing Costs on Acquisition

0.00%

1st Mortgage a % of Purchase Price

\$275,000.00

Notes

Newer Ikea kitchen, back door has a small dog flap - needs to be replaced; single detached garage in excellent condition - can rent out separately; new hot water tank; basement is drywalled and mudded; nice laminate and lino on main floor; stairs and upstairs are carpeted - needs cleaning; yappy neighbour dog

Closing costs include:Property Inspection, appraisal, legal and tax adjustment

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Property Name: Taradale #1

| Income Details | Year 1 | Year 2 | Year 3 | Year 4 | Year 5 | Year 10 | Year 15 | Year 20 | Year 25 | Year 30 |
|----------------------------------------------|-------------|-------------|-------------|--------------|--------------|--------------|--------------|--------------|--------------|--------------|
| Rental Income | \$20,400.00 | \$21,012.00 | \$21,642.36 | \$22,291.63 | \$22,960.38 | \$26,617.37 | \$30,856.83 | \$35,771.52 | \$41,469.00 | \$48,073.94 |
| less Vacancy/Bad Debts | -\$384.00 | -\$420.24 | -\$432.85 | -\$445.83 | -\$459.21 | -\$532.35 | -\$617.14 | -\$715.43 | -\$829.38 | -\$961.48 |
| Gross Operating Income | \$20,016.00 | \$20,591.76 | \$21,209.51 | \$21,845.80 | \$22,501.17 | \$26,085.03 | \$30,239.69 | \$35,056.09 | \$40,639.62 | \$47,112.46 |
| Expenses | | | | | | | | | | |
| Property Taxes | \$1,632.00 | \$1,632.00 | \$1,632.00 | \$1,632.00 | \$1,632.00 | \$1,632.00 | \$1,632.00 | \$1,632.00 | \$1,632.00 | \$1,632.00 |
| Management Fees | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 | \$1,200.00 |
| Insurance | \$660.00 | \$660.00 | \$660.00 | \$660.00 | \$660.00 | \$660.00 | \$660.00 | \$660.00 | \$660.00 | \$660.00 |
| Maintenance | \$960.00 | \$960.00 | \$960.00 | \$960.00 | \$960.00 | \$960.00 | \$960.00 | \$960.00 | \$960.00 | \$960.00 |
| Utilities | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Advertising | \$204.00 | \$204.00 | \$204.00 | \$204.00 | \$204.00 | \$204.00 | \$204.00 | \$204.00 | \$204.00 | \$204.00 |
| Caretaker | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 | \$0.00 |
| Other Expenses | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 | \$600.00 |
| Total Expenses | \$5,256.00 | \$5,256.00 | \$5,256.00 | \$5,256.00 | \$5,256.00 | \$5,256.00 | \$5,256.00 | \$5,256.00 | \$5,256.00 | \$5,256.00 |
| Income, Gain & Return Projections | | | | | | | | | | |
| Net Operating Income | \$14,760.00 | \$15,335.76 | \$15,953.51 | \$16,589.80 | \$17,245.17 | \$20,829.03 | \$24,983.69 | \$29,800.09 | \$35,383.62 | \$41,856.46 |
| less Mortgage Payments | \$11,386.64 | \$11,386.64 | \$11,386.64 | \$11,386.64 | \$11,386.64 | \$11,386.64 | \$11,386.64 | \$11,386.64 | \$11,386.64 | \$11,386.64 |
| Cash Flow | \$3,373.36 | \$3,949.12 | \$4,566.87 | \$5,203.16 | \$5,858.53 | \$9,442.38 | \$13,597.05 | \$18,413.45 | \$23,996.98 | \$30,469.82 |
| Mortgage Paydown | \$4,457.70 | \$4,601.48 | \$4,749.91 | \$4,903.12 | \$5,061.28 | \$5,931.95 | \$6,952.39 | \$8,148.38 | \$9,550.11 | \$11,192.98 |
| Annual Appreciation | \$8,250.00 | \$8,497.50 | \$8,752.43 | \$9,015.00 | \$9,285.45 | \$10,764.38 | \$12,478.87 | \$14,466.42 | \$16,770.55 | \$19,441.67 |
| Projected Gross Income | \$16,081.06 | \$17,048.10 | \$18,069.21 | \$19,121.28 | \$20,205.26 | \$26,138.71 | \$33,028.31 | \$41,028.26 | \$50,317.64 | \$61,104.46 |
| Estimated Market Value \$ | 283,250.00 | 291,747.50 | 300,499.93 | 309,514.92 | 318,800.37 | 369,577.00 | 428,441.04 | 496,680.59 | 575,788.93 | 667,497.18 |
| Return On Investment Calculations | | | | | | | | | | |
| Total Capital Invested | \$59,700.00 | \$59,700.00 | \$59,700.00 | \$59,700.00 | \$59,700.00 | \$59,700.00 | \$59,700.00 | \$59,700.00 | \$59,700.00 | \$59,700.00 |
| Projected Gross Equity | \$67,707.70 | \$80,806.68 | \$94,309.02 | \$108,227.14 | \$122,573.86 | \$201,213.63 | \$292,733.98 | \$399,247.56 | \$523,214.04 | \$667,497.18 |
| Total Return Achieved - ROI | \$16,081.06 | \$17,048.10 | \$18,069.21 | \$19,121.28 | \$20,205.26 | \$26,138.71 | \$33,028.31 | \$41,028.26 | \$50,317.64 | \$61,104.46 |
| Internal Rate of Return - IRR | 26.94% | 28.56% | 30.27% | 32.03% | 33.84% | 43.78% | 55.32% | 68.72% | 84.28% | 102.35% |