

R.E.I.N.™ Property Analyzer

Property Data:

Address: 336 1/2 H St.

City/Area: Queen Elizabeth

Date Viewed: Feb 22

Asking Price: \$35,000

Size (sq ft): 960

Age: _____

Major Repairs: _____

Est Repair Cost \$ _____

Owner: _____

Tel: _____

Fax: _____

Source: _____

Tel: _____

Fax: _____

Overall Condition: 1 2 3 4 5

Income & Inspection

Suite # or Desc	# of Bedrooms	Current Rent	Projected Rent	Increase Date	Inspection Comments
2	up	1100	1195		no吸盘 needed
2	down	700	950		work needed - Flooring, cabinets, appliances

Total Monthly Rent \$ 2145

Total Annual Rent \$ 25,740

Moderate. This is probable. +\$200 = poss. 61%

Expenses:

Heat (gas, oil, elect, hot water, other) _____
 Electricity _____
 Water / Sewer _____
 Taxes _____
 Condo Fee _____
 Insurance _____
 Property Management 10 %
 Vacancy Allowance 8 %
 Rental Pool Mgmt _____
 Repairs & Maintenance 10 %
 Resident Manager _____
 Other: _____

	Current Annual	Current Monthly	Projected Monthly	Comments
Heat (gas, oil, elect, hot water, other)				Paid By Tenant / Landlord
Electricity				Paid By Tenant / Landlord
Water / Sewer				Paid By Tenant / Landlord / Condo
Taxes	<u>205.16</u>	<u>275</u>		Included in Mortgage Payment?
Condo Fee	—	—		Last Increase date:
Insurance		<u>100</u>		
Property Management	<u>10</u> %	<u>214.50</u>		Current Management Rating 1 2 3 4 5
Vacancy Allowance	<u>8</u> %	<u>171.60</u>		Current Vacancy _____ %
Rental Pool Mgmt	—	—		
Repairs & Maintenance	<u>10</u> %	<u>214.50</u>		Overall Condition 1 2 3 4 5
Resident Manager				Current On-site Impression 1 2 3 4 5
Other:				

TOTAL MONTHLY \$ 925.00 925.00

TOTAL MONTHLY INCOME less TOTAL MONTHLY EXPENSES (Before Debt Service)=

Current: \$ _____ Projected: \$ 1169.40

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Highlighted
= Buffers

TOTAL PROJECTED INCOME \$ 11,69.40
(from bottom of page 1)

Mortgaging / Debt Service:

	Balance	Interest Rate	Expiry Date	Monthly Payment
1 st Mortgage	263,200	3.00 %		11/07 P T
2 nd Mortgage		%		P I T
Vendor Take Back		%		P I T
Other		%		P I T
				TOTAL DEBT SERVICE \$ <u>62.40</u>
+ Garage	\$50.00			NET CASH FLOW \$ <u>4</u>

Purchase Details:

PROJECTED PURCHASE PRICE \$ 329,000

1st Mortgage Funding (\$ 263,200)
 2nd Mortgage Funding (\$)
 Vendor Take Back (\$)
 Other Funding (HELOC) (\$ 65,800)

TOTAL DEBT FUNDING → (\$ 329,000)
DOWN PAYMENT REQUIRED \$ 1

Purchase Costs:

Professional Inspection \$ 400
 Value Appraisal \$
 Real Property Report (Survey) \$
 Mortgage Set-Up Costs \$
 Mortgage Broker Fees \$
 Legal Costs (incl disbursements) \$ 1,000
 Staying Power Fund \$ 2,000
 Immediate Repairs \$
 Immediate Renovations \$ 4,000
 Other \$
 Other \$

- Basement flooring
 - 2 sinks (upstairs)
 - Cabinets & Paint (down)
 - cosmetics

TOTAL PURCHASE COSTS → \$ 8,000

TOTAL CASH REQUIRED TO CLOSE (Down payment + Purchase Costs) \$

1. Does This Property Take Me Closer To My Goal Or Farther Away?
2. Does This Property Fit My System?
3. Will This Property Be Impeccably Property Managed?
4. Who Will Manage The Property?

<input type="checkbox"/> Closer	<input type="checkbox"/> Farther
<input type="checkbox"/> Yes	<input type="checkbox"/> No
<input type="checkbox"/> Yes	<input type="checkbox"/> No