

REMA 1-Minute Analyzer Proforma

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Date: 22-Apr-2011

Red Deer Eastview Home
3706 47th Street, Red Deer

Initial Market Value	\$239,000.00
Purchase Price	\$239,000.00
After Repaired Value (ARV)	\$239,000.00
Downpayment	\$47,800.00
Closing Costs	\$1,792.50
Repairs on Acquisition	\$0.00
Staying Power Fund	\$6,075.00
Initial Cash Invested	\$55,667.50



Income Details	Monthly	Annual	Mortgages	First	Second
Rental Income	\$2,025.00	\$24,300.00	LTV (Loan to Value)	80.00%	
Vacancy Allowance	-\$121.50	-\$1,458.00	Principal	\$191,200.00	
Gross Operating Income	\$1,903.50	\$22,842.00	Type	Mortgage	
Expenses	Monthly	Annual	Amortization	35 Years	
Property Taxes	\$169.29	\$2,031.50	Interest Rate	4.00%	
Management Fees	\$202.50	\$2,430.00	Monthly Payment	\$842.81	
Insurance	\$60.75	\$729.00	Key Ratios (Year 1)		
Maintenance	\$60.75	\$729.00	Yield		10.17
Utilities	\$243.00	\$2,916.00	Internal Rate of Return (IRR)		28.36%
Advertising	\$20.25	\$243.00	DCR		1.36
Caretaker	\$0.00	\$0.00	Monthly Gross Rent Multiplier		118.02
Other Expenses	\$0.00	\$0.00	Annual Gross Rent Multiplier		9.84
Total Expenses	\$756.54	\$9,078.50	Cash on Cash Return		6.56%
Cash Flow & Equity	Monthly	Annual	Cash on Cash Plus" Return		11.18%
Net Operating Income	\$1,146.96	\$13,763.50	RTV (Rent to Value)		10.17%
less Mortgage Payments	\$842.81	\$10,113.75	Assumptions		
Cash Flow	\$304.15	\$3,649.75	Assumed Annual Appreciation		4.00%
Mortgage Paydown	\$214.60	\$2,575.21	Vacancy Allowance		6.00%
Annual Appreciation	\$796.67	\$9,560.00	Operating Costs Increase		0.00%
Projected Gross Income	\$1,315.41	\$15,784.95	Rent Increase		3.00%
The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted.			Closing Costs on Acquisition		0.75%
Notes			1st Mortgage a % of Purchase Price		\$239,000.00

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Property Name: Red Deer Eastview Home

Income Details	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Rental Income	\$24,300.00	\$25,029.00	\$25,779.87	\$26,553.27	\$27,349.86	\$31,705.99	\$36,755.93	\$42,610.20	\$49,396.90	\$57,264.54
less Vacancy/Bad Debts	-\$1,458.00	-\$1,545.48	-\$1,638.21	-\$1,736.50	-\$1,840.69	-\$2,463.26	-\$3,296.40	-\$4,411.32	-\$5,903.35	-\$7,900.01
Gross Operating Income	\$22,842.00	\$23,483.52	\$24,141.66	\$24,816.76	\$25,509.17	\$29,242.73	\$33,459.53	\$38,198.87	\$43,493.55	\$49,364.53
Expenses										
Property Taxes	\$2,031.50	\$2,031.50	\$2,031.50	\$2,031.50	\$2,031.50	\$2,031.50	\$2,031.50	\$2,031.50	\$2,031.50	\$2,031.50
Management Fees	\$2,430.00	\$2,430.00	\$2,430.00	\$2,430.00	\$2,430.00	\$2,430.00	\$2,430.00	\$2,430.00	\$2,430.00	\$2,430.00
Insurance	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00
Maintenance	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00	\$729.00
Utilities	\$2,916.00	\$2,916.00	\$2,916.00	\$2,916.00	\$2,916.00	\$2,916.00	\$2,916.00	\$2,916.00	\$2,916.00	\$2,916.00
Advertising	\$243.00	\$243.00	\$243.00	\$243.00	\$243.00	\$243.00	\$243.00	\$243.00	\$243.00	\$243.00
Caretaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenses	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Total Expenses	\$9,078.50	\$9,078.50	\$9,078.50	\$9,078.50	\$9,078.50	\$9,078.50	\$9,078.50	\$9,078.50	\$9,078.50	\$9,078.50
Income, Gain & Return Projections										
Net Operating Income	\$13,763.50	\$14,405.02	\$15,063.16	\$15,738.26	\$16,430.67	\$20,164.23	\$24,381.03	\$29,120.37	\$34,415.05	\$40,286.03
less Mortgage Payments	\$10,113.75	\$10,113.75	\$10,113.75	\$10,113.75	\$10,113.75	\$10,113.75	\$10,113.75	\$10,113.75	\$10,113.75	\$10,113.75
Cash Flow	\$3,649.75	\$4,291.27	\$4,949.41	\$5,624.51	\$6,316.92	\$10,050.48	\$14,267.28	\$19,006.62	\$24,301.30	\$30,172.28
Mortgage Paydown	\$2,575.21	\$2,679.24	\$2,787.49	\$2,900.10	\$3,017.26	\$3,678.03	\$4,483.50	\$5,465.36	\$6,662.24	\$8,121.23
Annual Appreciation	\$9,560.00	\$9,942.40	\$10,340.10	\$10,753.70	\$11,183.85	\$13,606.86	\$16,554.83	\$20,141.48	\$24,505.19	\$29,814.31
Projected Gross Income	\$15,784.95	\$16,912.91	\$18,076.99	\$19,278.31	\$20,518.03	\$27,335.36	\$35,305.60	\$44,613.45	\$55,468.72	\$68,107.82
Estimated Market Value \$	248,560.00	258,502.40	268,842.50	279,596.20	290,780.04	353,778.38	430,425.50	523,678.43	637,134.88	775,172.00
Return On Investment Calculations										
Total Capital Invested	\$55,667.50	\$55,667.50	\$55,667.50	\$55,667.50	\$55,667.50	\$55,667.50	\$55,667.50	\$55,667.50	\$55,667.50	\$55,667.50
Projected Gross Equity	\$59,935.21	\$72,556.85	\$85,684.43	\$99,338.23	\$113,539.34	\$193,553.99	\$290,943.89	\$409,482.17	\$553,761.31	\$729,371.11
Total Return Achieved - ROI	\$15,784.95	\$16,912.91	\$18,076.99	\$19,278.31	\$20,518.03	\$27,335.36	\$35,305.60	\$44,613.45	\$55,468.72	\$68,107.82
Internal Rate of Return - IRR	28.36%	30.38%	32.47%	34.63%	36.86%	49.10%	63.42%	80.14%	99.64%	122.35%