

# R.E.I.N.™ Property Analyzer

## Property Data:

Address: 5818 57 Street City/Area: Red Deer Date Viewed: \_\_\_\_\_  
 Asking Price: \$ 279,900.00 Size (ft<sup>2</sup>): 1003 Age: 1959  
 Major Repairs: Replace patio door Est Repair Cost: \$ 1,200.00  
 Owner: \_\_\_\_\_ Tel: \_\_\_\_\_ Fax: \_\_\_\_\_  
 Source: Randy Bett Tel: 403-239-3642 Fax: 403-208-0082  
 Overall Condition: 4 out of a possible 5

## Income & Inspection:

Suite # or Desc	No. of Bedrooms	Current Rent	Projected Rent	Increase Date	Inspection Comments
legally suited home	5	\$ 2,000.00	\$ 2,000.00	August 1, 2013	Renovated needs a patio door and garage painted

Total Monthly Rent \$ 2,000.00 \$ 2,000.00

Total Annual Rent \$ 24,000.00 \$ 24,000.00

## Expenses:

	Current Annual	Current Monthly	Projected Monthly	Comments
Heat ( Forced Air Furnace )	\$ 420.00	\$ 35.00	\$ 35.00	Currently Paid By: Landlord
Electricity	\$ 420.00	\$ 35.00	\$ 35.00	Currently Paid By: Landlord
Water / Sewer	\$ 360.00	\$ 30.00	\$ 30.00	Currently Paid By: Landlord
Taxes	\$ 2,064.00	\$ 172.00	\$ 172.00	Included in Mortgage Payment? N
Condo Fee	\$ -	\$ -	\$ -	Last Increase date:
Insurance	\$ 660.00	\$ 55.00	\$ 55.00	
Property Management	\$ 1,920.00	\$ 160.00	\$ 200.00	Current Management Rating: 5 out of 5
Vacancy Allowance	\$ 1,200.00	\$ 100.00	\$ 100.00	Current Vacancy: 5.0%
Rental Pool Mgmt				
Repairs & Maintenance	\$ 720.00	\$ 60.00	\$ 60.00	Overall Condition: 4 out of 5
Resident Manager				Current On-site Impression: 4 out of 5
Other:				

TOTAL MONTHLY \$ 647.00 \$ 687.00

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

Current: \$ 1,353.00 Projected: \$ 1,313.00

**TOTAL PROJECTED INCOME**      **\$ 1,313.00**

(from bottom of page 1)

Mortgaging / Debt Service:

	Balance	Interest Rate	Expiry Date	Monthly Payment
1st Mortgage	\$ 223,920.00	3.50%	September 1, 2018	\$ 1,117.97 P I
2nd Mortgage				
Vendor Take Back				
Other:				

**TOTAL DEBT SERVICE**      **\$ 1,117.97**

**NET CASH FLOW**      **\$ 195.03**

Purchase Details:

**PROJECTED PURCHASE PRICE**      **\$ 279,900.00**

1 <sup>st</sup> Mortgage Funding	( \$ 223,920.00 )
2 <sup>nd</sup> Mortgage Funding	( )
Vendor Take Back	( )
Other Funding	( )

**TOTAL DEBT FUNDING**      **( \$ 223,920.00 )**  
**DOWN PAYMENT REQUIRED**      **\$ 55,980.00**

Purchase Costs:

Professional Inspection	\$ 500.00
Value Appraisal	\$ -
Real Property Report (Survey)	\$ -
Mortgage Set-Up Costs	\$ -
Mortgage Broker Fees	\$ -
Legal Costs (incl. disbursements)	\$ 800.00
Staying Power Fund	\$ 2,500.00
Immediate Repairs	\$ 1,200.00
Immediate Renovations	\$ -
Other: _____	\$ -
Other: _____	\$ -

**TOTAL PURCHASE COSTS**      **\$ 5,000.00**

**TOTAL CASH REQUIRED TO CLOSE** (Down payment + Purchase Costs)      **\$ 60,980.00**

	1st Year	2nd Year	3rd Year	4th Year	5th Year	6th Year
<b>Property Appreciation</b>	\$ 288,297	\$ 296,946	\$ 305,854	\$ 315,030	\$ 324,481	\$ 334,215
<b>Property Equity inc. prin reduc</b>	\$ 14,123	\$ 22,974	\$ 32,091	\$ 41,484	\$ 51,159	\$ 61,125
<b>Property Equity %</b>	4.90%	7.74%	10.49%	13.17%	15.77%	18.29%

Expected Appreciation Rate      3%

Names	Numbers	Notes
Purchase Price	\$279,900.00	
Down Payment	\$55,980.00	
Mortgage Loan	\$223,920.00	
Monthly Mortgage Payment	\$1,117.97	
Heat	\$35.00	
Electricity	\$35.00	
Water / Sewer	\$30.00	
Taxes	\$172.00	
Condo Fee	\$0.00	
Insurance	\$55.00	
Property Management	\$200.00	
Vacancy Allowance	\$100.00	
Rental Pool Mgmt		
Repairs & Maintenance	\$60.00	
Resident Manager		
Other:		
<b>Total Monthly Payment</b>	<b>\$1,804.97</b>	
<b>Monthly Rental Income</b>	<b>\$2,000.00</b>	
<b>Monthly Positive Cash Flow</b>	<b>\$195.03</b>	

Monthly Positive Cash Flow	\$195.03	
Monthly Loan Reduction	469.58	
Monthly Appreciation	\$699.75	
Monthly Tax Savings	\$93.30	
<b>Total Monthly Return</b>	<b>\$1,457.66</b>	

Larger return than you thought? And this is from just one property.

What happens when you own two or three properties like this one?

These numbers get large very quickly.

The hidden factor in all of this is most of the \$1,457.66 is hidden. You can't spend it.

Your wealth grows in the background-slowly-surely-steadily.

Getting wealthy is difficult if you spend all your profits-real estate investing is powerful because it automatically forces you to build your wealth.

PS: If you don't act on your goals-look at what you're giving up EVERY month in terms of wealth creation.

Ask yourself-How long can I wait until I take action OR participate with someone taking action and investing in well located, high value, appreciating real estate? Remember-It's Your Life-Live it With Purpose!

