

R.E.I.N.™ Property Analyzer

Property Data:

Address: 11944 152B Ave City/Area: Edmonton Date Viewed: June 5
 Asking Price: \$269,900 Size (sq ft): 1227.10 Age: 38 years
 Major Repairs: Basement Suite Renovation (Cornerstone's Grant) Est Repair Cost \$ 10,000
 Owner: _____ Tel: _____
 Source: _____ Tel: _____
 Fax: _____
 Fax: _____
 Overall Condition: 1 2 (3) 4 5

Income & Inspection

Suite # or Desc	# of Bedrooms	Current Rent	Projected Rent	Increase Date	Inspection Comments
Main Level	3	_____	\$1300	_____	Neat + Clean
Basement	2	_____	\$900	_____	Needs Development

Total Monthly Rent \$ 2,200

Total Annual Rent \$ 26,400

Expenses:

	Current Annual	Current Monthly	Projected Monthly	Comments
Heat (gas, oil, elect, hot water, other)	_____	_____	_____	Paid By <u>Tenant</u> / Landlord
Electricity	_____	_____	_____	Paid By <u>Tenant</u> / Landlord
Water / Sewer	_____	_____	_____	Paid By <u>Tenant</u> / Landlord / Condo
Taxes	_____	\$164.67	\$170.00	Included in Mortgage Payment?
Condo Fee	_____	_____	_____	Last Increase date:
Insurance	_____	_____	\$66.67	(for analysis only - actual cost factored in on page 2)
Property Management	7 %	_____	\$154.00	Current Management Rating 1 2 3 4 5
Vacancy Allowance	4 %	_____	\$88.00	Current Vacancy <u>N/A</u> %
Rental Pool Mgmt	_____ %	_____	_____	
Repairs & Maintenance	5 %	_____	\$110	Overall Condition 1 2 (3) 4 5
Resident Manager	_____	_____	_____	Current On-site Impression 1 2 (3) 4 5
Other:	_____	_____	_____	
TOTAL MONTHLY	\$ <u>588.67</u>			

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

Current: \$ 1,611.33 Projected: \$ 1,611.33

TOTAL PROJECTED INCOME \$ 1,611.33
(from bottom of page 1)

Mortgaging / Debt Service:

	Balance	Interest Rate	Expiry Date	Monthly Payment
* 1 st Mortgage	\$ 208,000.00	4.20 %	5 YEARS	(P)IT
2 nd Mortgage		%		P IT
Vendor Take Back		%		P IT
Other		%		P IT
* 30 YEARS AMORTIZATION			TOTAL DEBT SERVICE	\$ 1,013.00

NET CASH FLOW \$ 598.33

Purchase Details:

PROJECTED PURCHASE PRICE \$ 260,000.00

1 st Mortgage Funding	(\$ 208,000.00)
2 nd Mortgage Funding	(\$ _____)
Vendor Take Back	(\$ _____)
Other Funding	(\$ _____)

TOTAL DEBT FUNDING → (\$ 208,000.00)
DOWN PAYMENT REQUIRED \$ 52,000.00

Purchase Costs:

Professional Inspection	\$ 300.00
Value Appraisal	\$ 350.00
Real Property Report (Survey)	\$ OWNER
Mortgage Broker Fees	\$ N/A
Legal Costs (incl disbursements)	\$ 1000.00
Staying Power (reserve) Fund	\$ 1500.00
Immediate Repairs & Supplies	\$ N/A
Immediate Renovations	\$ 3700.00
Land Transfer Taxes	\$ N/A
Title Insurance	\$ 300.00
Property Insurance	\$ N/A
Other	\$ N/A

TOTAL PURCHASE COSTS → \$ 7050.00

TOTAL CASH REQUIRED TO CLOSE (Down payment + Purchase Costs) \$ 59,050.00

1. Does This Property Take Me Closer To My Goal Or Farther Away? Closer Farther
2. Does This Property Fit My System? Yes No
3. At What Price Would I Have To Buy The Property For It To Cash Flow? \$ 260,000.00
4. Will This Property Be Impeccably Property Managed? Yes No
5. Who Will Manage The Property? N/A