

R.E.I.N.™ Property Analyzer

Property Data:

Address: _____ City/Area: _____ Date Viewed: _____
 Asking Price: _____ Size (sq ft): _____ 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

Total Monthly Rent \$ _____ \$ _____

Total Annual Rent \$ _____ \$ _____

Expenses:

	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				Included in Mortgage Payment?
Condo Fee				Last Increase date:
Insurance				(for analysis only – actual cost factored in on page 2)
Property Management	%			Current Management Rating 1 2 3 4 5
Vacancy Allowance	%			Current Vacancy _____ %
Rental Pool Mgmt	%			
Repairs & Maintenance	%			Overall Condition 1 2 3 4 5
Resident Manager				Current On-site Impression 1 2 3 4 5
Other:				

TOTAL MONTHLY \$ _____ \$ _____

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

Current: \$ _____ Projected: \$ _____

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

Mortgaging / Debt Service:

Balance	Interest Rate	Expiry Date	Monthly Payment
1 st Mortgage	%		P I T
2 nd Mortgage	%		P I T
Vendor Take Back	%		P I T
Other	%		P I T
TOTAL DEBT SERVICE			\$ _____
NET CASH FLOW			\$ _____

Purchase Details:

PROJECTED PURCHASE PRICE \$ _____

1 st Mortgage Funding	(\$ _____)
2 nd Mortgage Funding	(\$ _____)
Vendor Take Back	(\$ _____)
Other Funding	(\$ _____)
TOTAL DEBT FUNDING 	
DOWN PAYMENT REQUIRED 	
	(\$ _____)
	\$ _____

Purchase Costs:

Professional Inspection	\$ _____
Value Appraisal	\$ _____
Real Property Report (Survey)	\$ _____
Mortgage Broker Fees	\$ _____
Legal Costs (incl disbursements)	\$ _____
Staying Power (reserve) Fund	\$ _____
Immediate Repairs & Supplies	\$ _____
Immediate Renovations	\$ _____
Land Transfer Taxes	\$ _____
Title Insurance	\$ _____
Property Insurance	\$ _____
Other	\$ _____

TOTAL PURCHASE COSTS  \$ _____

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

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? \$ _____
4. Will This Property Be Impeccably Property Managed? Yes No
5. Who Will Manage The Property? _____