

REIN™ 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	\$ _____
Transfer Taxes	\$ _____
Title Insurance	\$ _____
Property Insurance	\$ _____
Other	\$ _____

TOTAL PURCHASE COSTS	→	\$ _____
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TOTAL CASH REQUIRED TO CLOSE (Down payment + Purchase Costs)	\$ _____
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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. Who will manage the property? _____