

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	\$ _____
Transfer Taxes	\$ _____
Title Insurance	\$ _____
Property Insurance	\$ _____
Other	\$ _____
TOTAL PURCHASE COSTS →	
TOTAL CASH REQUIRED TO CLOSE <small>(Down payment + Purchase Costs)</small> \$ _____	

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. Will This Property Be Impeccably Property Managed? Yes No
4. Who Will Manage The Property?