

# REMA 1-Minute Analyzer Proforma

## Whitehorn Property, NE Calgary

Initial Market Value	\$365,000
Purchase Price	\$345,000
After Repair Value (ARV)	\$365,000
Downpayment	\$69,000
Closing Costs	\$2,500
Acquisition/Disposition Costs	\$6,900
Repairs on Acquisition	\$15,000
Staying Power Fund	\$2,850
<b>Total Capital Invested</b>	<b>\$96,250</b>

Income Details	Monthly	Annual	Mortgages	First	Second
Rental Income	\$2,850	\$34,200	LTV (Loan to Value)	80.00%	
less Vacancy Allowance	-\$57	-\$684	Principal	\$276,000	
<b>Gross Operating Income</b>	<b>\$2,793</b>	<b>\$33,516</b>	Type	Mortgage	
			Amortization	30 Years	
Expenses	Monthly	Annual	Interest Rate	3.25%	
Property Taxes	\$185	\$2,220			
Management Fees	\$285	\$3,420	Monthly Payment	\$1,198	
Insurance	\$100	\$1,200			
Repairs & Maint.	\$143	\$1,710	Key Ratios (Year 1)		
Utilities	\$0	\$0	Yield	9.91%	
Advertising	\$0	\$0	Internal Rate of Return (IRR)	34.98%	
Caretaker	\$0	\$0	DCR	1.69	
Other Expenses	\$60	\$720	Monthly Gross Rent Multiplier	128.07	
			Annual Gross Rent Multiplier	10.67	
Total Expenses	\$773	\$9,270			
			Cash on Cash Return	10.26%	
Cash Flow & Equity	Monthly	Annual	Cash on Cash Plus Return	16.02%	
			RTV (Rent to Value)	9.37%	
Net Operating Income	\$2,021	\$24,246	Assumptions		
- less Mort. Payment	\$1,198	\$14,374			
Cash Flow	\$823	\$9,872	Assumed Annual Appreciation	5.00%	
Mortgage Paydown	\$462	\$5,546	Vacancy Allowance	2.00%	
Annual Appreciation	\$1,521	\$18,250	Operating Costs Increase	5.00%	
Projected Gross Income	\$2,806	\$33,668	Rent Increases	3.00%	
			Closing Costs on Acquisition	2.00%	
The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted.				\$365,000	

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	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
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### Income Details

Rental Income	\$34,200	\$35,226	\$36,283	\$37,371	\$38,492	\$44,623	\$51,731	\$59,970	\$69,522	\$80,595
less Vacancy Allowance	-\$684	-\$705	-\$726	-\$747	-\$770	-\$892	-\$1,035	-\$1,199	-\$1,390	-\$1,612
Gross Operating Income	\$33,516	\$34,521	\$35,557	\$36,624	\$37,723	\$43,731	\$50,696	\$58,771	\$68,131	\$78,983

### Expenses

Property Taxes	\$2,220	\$2,331	\$2,448	\$2,570	\$2,698	\$3,444	\$4,395	\$5,610	\$7,160	\$9,138
Management Fees	\$3,420	\$3,523	\$3,628	\$3,737	\$3,849	\$4,462	\$5,173	\$5,997	\$6,952	\$8,059
Insurance	\$1,200	\$1,260	\$1,323	\$1,389	\$1,459	\$1,862	\$2,376	\$3,032	\$3,870	\$4,939
Repairs & Maint.	\$1,710	\$1,761	\$1,814	\$1,869	\$1,925	\$2,231	\$2,587	\$2,998	\$3,476	\$4,030
Utilities	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Advertising	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Caretaker	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Other Expenses	\$720	\$756	\$794	\$833	\$875	\$1,117	\$1,426	\$1,819	\$2,322	\$2,964
Total Expenses	\$9,270	\$9,631	\$10,007	\$10,398	\$10,806	\$13,116	\$15,957	\$19,457	\$23,780	\$29,130

### Income, Gain & Return Projections

Net Operating Income	\$24,246	\$24,891	\$25,550	\$26,226	\$26,916	\$30,615	\$34,739	\$39,313	\$44,351	\$49,853
- less Mort. Payment	\$14,374	\$14,374	\$14,374	\$14,374	\$14,374	\$14,374	\$14,374	\$14,374	\$14,374	\$14,374
Cash Flow	\$9,872	\$10,516	\$11,176	\$11,851	\$12,542	\$16,240	\$20,365	\$24,939	\$29,977	\$35,478
Mortgage Paydown	\$5,546	\$5,728	\$5,916	\$6,109	\$6,310	\$7,413	\$8,710	\$10,233	\$12,023	\$14,126
Annual Appreciation	\$18,250	\$19,163	\$20,121	\$21,127	\$22,183	\$28,312	\$36,134	\$46,117	\$58,858	\$75,119
Projected Gross Income	\$33,668	\$35,407	\$37,212	\$39,087	\$41,035	\$51,965	\$65,209	\$81,289	\$100,858	\$124,724
Estimated Market Value \$	\$383,250	\$402,413	\$422,533	\$443,660	\$465,843	\$594,547	\$758,809	\$968,454	\$1,236,020	\$1,577,509

### Return On Investment Calculations

Total Capital Invested	\$96,250	\$96,250	\$96,250	\$96,250	\$96,250	\$96,250	\$96,250	\$96,250	\$96,250	\$96,250
Projected Gross Equity	\$112,796	\$132,140	\$152,449	\$173,769	\$196,152	\$325,960	\$491,519	\$702,687	\$972,043	\$1,315,635
Total Return Achieved - ROI	\$33,668	\$35,407	\$37,212	\$39,087	\$41,035	\$51,965	\$65,209	\$81,289	\$100,858	\$124,724
Internal Rate of Return - IRR	34.98%	36.79%	38.66%	40.61%	42.63%	53.99%	67.75%	84.46%	104.79%	129.58%