

REMA 1-Minute Analyzer Proforma

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Date: 06-Nov-2012

Taradale #1
 145 Taradale Close N.E.



Initial Market Value	\$282,000.00
Purchase Price	\$275,000.00
After Repaired Value (ARV)	\$282,000.00
Downpayment	\$55,000.00
Closing Costs	\$1,500.00
Repairs on Acquisition	\$1,500.00

Staying Power Fund	\$1,700.00
Initial Cash Invested	\$59,700.00

Income Details	Monthly	Annual	Mortgages	First	Second
Rental Income	\$1,700.00	\$20,400.00	LTV (Loan to Value)	80.00%	
Vacancy Allowance	-\$32.00	-\$384.00	Principal	\$220,000.00	
Gross Operating Income	\$1,668.00	\$20,016.00	Type	Mortgage	
Expenses	Monthly	Annual	Amortization	30 Years	
Property Taxes	\$136.00	\$1,632.00	Interest Rate	3.20%	
Management Fees	\$100.00	\$1,200.00	Monthly Payment	\$948.89	
Insurance	\$55.00	\$660.00			
Maintenance	\$80.00	\$960.00			
Utilities	\$0.00	\$0.00			
Advertising	\$17.00	\$204.00			
Caretaker	\$0.00	\$0.00			
Other Expenses	\$50.00	\$600.00			
Total Expenses	\$438.00	\$5,256.00			

Key Ratios (Year 1)

Yield	7.42
Internal Rate of Return (IRR)	27.29%
DCR	1.30
Monthly Gross Rent Multiplier	161.76
Annual Gross Rent Multiplier	13.48
Cash on Cash Return	5.65%
Cash on Cash Plus" Return	13.12%
RTV (Rent to Value)	7.42%

Assumptions

Assumed Annual Appreciation	3.00%
Vacancy Allowance	2.00%
Operating Costs Increase	0.00%
Rent Increase	3.00%
Closing Costs on Acquisition	0.00%
1st Mortgage a % of Purchase Price	\$275,000.00

Cash Flow & Equity	Monthly	Annual
Net Operating Income	\$1,230.00	\$14,760.00
less Mortgage Payments	\$948.89	\$11,386.64
Cash Flow	\$281.11	\$3,373.36
Mortgage Paydown	\$371.47	\$4,457.70
Annual Appreciation	\$705.00	\$8,460.00
Projected Gross Income	\$1,357.59	\$16,291.06

The information, calculations & data presented in this report are believed to be accurate but are not guaranteed or warranted.

Notes

Newer Ikea kitchen, back door has a small dog flap - needs to be replaced; single detached garage in excellent condition - can rent out separately; new hot water tank; basement is drywalled and mudded; nice laminate and lino on main floor; stairs and upstairs are carpeted - needs cleaning; yappy neighbour dog

Closing costs include: Property Inspection, appraisal, legal and tax adjustment

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Property Name: Taradale #1

Income Details	Year 1	Year 2	Year 3	Year 4	Year 5	Year 10	Year 15	Year 20	Year 25	Year 30
Rental Income	\$20,400.00	\$21,012.00	\$21,642.36	\$22,291.63	\$22,960.38	\$26,617.37	\$30,856.83	\$35,771.52	\$41,469.00	\$48,073.94
less Vacancy/Bad Debts	-\$384.00	-\$420.24	-\$432.85	-\$445.83	-\$459.21	-\$532.35	-\$617.14	-\$715.43	-\$829.38	-\$961.48
Gross Operating Income	\$20,016.00	\$20,591.76	\$21,209.51	\$21,845.80	\$22,501.17	\$26,085.03	\$30,239.69	\$35,056.09	\$40,639.62	\$47,112.46
Expenses										
Property Taxes	\$1,632.00	\$1,632.00	\$1,632.00	\$1,632.00	\$1,632.00	\$1,632.00	\$1,632.00	\$1,632.00	\$1,632.00	\$1,632.00
Management Fees	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00	\$1,200.00
Insurance	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00	\$660.00
Maintenance	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00	\$960.00
Utilities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Advertising	\$204.00	\$204.00	\$204.00	\$204.00	\$204.00	\$204.00	\$204.00	\$204.00	\$204.00	\$204.00
Caretaker	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Other Expenses	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00	\$600.00
Total Expenses	\$5,256.00	\$5,256.00	\$5,256.00	\$5,256.00	\$5,256.00	\$5,256.00	\$5,256.00	\$5,256.00	\$5,256.00	\$5,256.00
Income, Gain & Return Projections										
Net Operating Income	\$14,760.00	\$15,335.76	\$15,953.51	\$16,589.80	\$17,245.17	\$20,829.03	\$24,983.69	\$29,800.09	\$35,383.62	\$41,856.46
less Mortgage Payments	\$11,386.64	\$11,386.64	\$11,386.64	\$11,386.64	\$11,386.64	\$11,386.64	\$11,386.64	\$11,386.64	\$11,386.64	\$11,386.64
Cash Flow	\$3,373.36	\$3,949.12	\$4,566.87	\$5,203.16	\$5,858.53	\$9,442.38	\$13,597.05	\$18,413.45	\$23,996.98	\$30,469.82
Mortgage Paydown	\$4,457.70	\$4,601.48	\$4,749.91	\$4,903.12	\$5,061.28	\$5,931.95	\$6,952.39	\$8,148.38	\$9,550.11	\$11,192.98
Annual Appreciation	\$8,250.00	\$8,497.50	\$8,752.43	\$9,015.00	\$9,285.45	\$10,764.38	\$12,478.87	\$14,466.42	\$16,770.55	\$19,441.67
Projected Gross Income	\$16,081.06	\$17,048.10	\$18,069.21	\$19,121.28	\$20,205.26	\$26,138.71	\$33,028.31	\$41,028.26	\$50,317.64	\$61,104.46
Estimated Market Value \$	283,250.00	291,747.50	300,499.93	309,514.92	318,800.37	369,577.00	428,441.04	496,680.59	575,788.93	667,497.18
Return On Investment Calculations										
Total Capital Invested	\$59,700.00	\$59,700.00	\$59,700.00	\$59,700.00	\$59,700.00	\$59,700.00	\$59,700.00	\$59,700.00	\$59,700.00	\$59,700.00
Projected Gross Equity	\$67,707.70	\$80,806.68	\$94,309.02	\$108,227.14	\$122,573.86	\$201,213.63	\$292,733.98	\$399,247.56	\$523,214.04	\$667,497.18
Total Return Achieved - ROI	\$16,081.06	\$17,048.10	\$18,069.21	\$19,121.28	\$20,205.26	\$26,138.71	\$33,028.31	\$41,028.26	\$50,317.64	\$61,104.46
Internal Rate of Return - IRR	26.94%	28.56%	30.27%	32.03%	33.84%	43.78%	55.32%	68.72%	84.28%	102.35%