

R.E.I.N.™ Property Analyzer

Property Data:

Address: 336 Ksh St. City/Area: Queer Elizabeth Date Viewed: Feb 200
 Asking Price: 535,000 Size (sq ft): 960 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
<u>2</u>	<u>up</u>	<u>1100</u>	<u>1195</u>		<u>new sinks needed</u>
<u>2</u>	<u>down</u>	<u>700</u>	<u>950</u>		<u>work needed - Flooring, cabinets, appliances</u>

Total Monthly Rent \$ _____ \$ 2145

Total Annual Rent \$ _____ \$ 25,740

Moderate. this is probable. +200 possible

Expenses:

	Current Annual	Current Monthly	Projected Monthly	Comments
Heat (gas, oil, elect, hot water, other _____)				Paid By <u>Tenant</u> / Landlord
Electricity				Paid By <u>Tenant</u> / Landlord
Water / Sewer				Paid By <u>Tenant</u> / Landlord / Condo
Taxes		<u>205.16</u>	<u>275</u>	Included in Mortgage Payment?
Condo Fee				Last Increase date:
Insurance			<u>100</u>	
Property Management	<u>10</u> %		<u>214.50</u>	Current Management Rating 1 2 3 4 5
Vacancy Allowance	<u>8</u> %		<u>171.60</u>	Current Vacancy _____ %
Rental Pool Mgmt	_____ %			
Repairs & Maintenance	<u>10</u> %		<u>214.50</u>	Overall Condition 1 2 3 4 5
Resident Manager				Current On-site Impression 1 2 3 4 5
Other:				

TOTAL MONTHLY \$ _____ \$ 975.60 975.60

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

Current: \$ _____ Projected: \$ 1169.40

*Highlighted
2 Buffered*

TOTAL PROJECTED INCOME \$ 1169.40
(from bottom of page 1)

Mortgaging / Debt Service:

	Balance	Interest Rate	Expiry Date	Monthly Payment
1 st Mortgage	<u>263,200</u>	<u>3.00</u> %		<u>1107</u> <u>P I T</u>
2 nd Mortgage		%		P I T
Vendor Take Back		%		P I T
Other		%		P I T

TOTAL DEBT SERVICE \$ 62.40

+ Garage \$50.00

NET CASH FLOW \$ 4

Purchase Details:

PROJECTED PURCHASE PRICE

\$ 329,000.00

1st Mortgage Funding (\$ 263,200)
2nd Mortgage Funding (\$)
Vendor Take Back (\$)
Other Funding HELOC (\$ 65,800)

TOTAL DEBT FUNDING

(\$ 329,000)

DOWN PAYMENT REQUIRED

\$

Purchase Costs:

Plumbing - 100
heating - 200
Professional Inspection \$ 400
Value Appraisal \$
Real Property Report (Survey) \$
Mortgage Set-Up Costs \$
Mortgage Broker Fees \$
Legal Costs (incl disbursements) \$ 1000
Selling Power Fund \$ 2000
Immediate Repairs \$
Immediate Renovations \$ 4000
Other \$
Other \$

- Basement flooring
- 2 sinks (upstairs)
- Cabinets & Paint (down)
- cosmetics

TOTAL PURCHASE COSTS

\$ 8,000

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

\$

- Does This Property Take Me Closer To My Goal Or Farther Away?
- Does This Property Fit My System?
- Will This Property Be Impeccably Property Managed?
- Who Will Manage The Property?

- ☐ Closer ☐ Farther
☐ Yes ☐ No
☐ Yes ☐ No