

R.E.I.N.™ Property Analyzer

Property Data:

Address: 11944 152B Ave City/Area: Edmonton Date Viewed: June 5
 Asking Price: \$269,900 Size (sq ft): 1227.10 Age: 38 years
 Major Repairs: Basement Suite Renovation (Cornerstone's Grant) Est Repair Cost \$ 10,000
 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
Main Level	3	_____	\$1300	_____	Neat + Clean
Basement	2	_____	\$900	_____	Needs Development

Total Monthly Rent \$ _____ \$ 2,200

Total Annual Rent \$ _____ \$ 26,400

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	_____	\$164.67	\$170.00	Included in Mortgage Payment?
Condo Fee	_____	_____	_____	Last Increase date: _____
Insurance	_____	_____	\$66.67	(for analysis only - actual cost factored in on page 2)
Property Management	7 %	_____	\$154.00	Current Management Rating <u>1-2-3-4-5</u>
Vacancy Allowance	4 %	_____	\$88.00	Current Vacancy <u>N/A</u> %
Rental Pool Mgmt	_____ %	_____	_____	
Repairs & Maintenance	5 %	_____	\$110	Overall Condition 1 2 <u>3</u> 4 5
Resident Manager	_____	_____	_____	Current On-site Impression 1 2 <u>3</u> 4 5
Other: _____	_____	_____	_____	

TOTAL MONTHLY \$ _____ \$ 588.67

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

Current: \$ _____ Projected: \$ 1,611.33

TOTAL PROJECTED INCOME \$ 1,611.33
(from bottom of page 1)

Mortgaging / Debt Service:

	Balance	Interest Rate	Expiry Date	Monthly Payment
* 1 st Mortgage	\$ <u>208,000.00</u>	<u>4.20</u> %	<u>5 YEARS</u>	<u>(B) I T</u>
2 nd Mortgage		%		P I T
Vendor Take Back		%		P I T
Other		%		P I T
* <u>30 YEARS AMORTIZATION</u>				TOTAL DEBT SERVICE \$ <u>1,013.00</u>
				NET CASH FLOW \$ <u>598.33</u>

Purchase Details:

PROJECTED PURCHASE PRICE

\$ 260,000.00

1 st Mortgage Funding	(\$ <u>208,000.00</u>)
2 nd Mortgage Funding	(\$ _____)
Vendor Take Back	(\$ _____)
Other Funding	(\$ _____)

TOTAL DEBT FUNDING

DOWN PAYMENT REQUIRED

→ (\$ 208,000.00)
\$ 52,000.00

Purchase Costs:

Professional Inspection	\$ <u>300.00</u>
Value Appraisal	\$ <u>250.00</u>
Real Property Report (Survey)	\$ <u>OWNER</u>
Mortgage Broker Fees	\$ <u>N/A</u>
Legal Costs (incl disbursements)	\$ <u>1000.00</u>
Staying Power (reserve) Fund	\$ <u>1500.00</u>
Immediate Repairs & Supplies	\$ <u>N/A</u>
Immediate Renovations	\$ <u>3700.00</u>
Land Transfer Taxes	\$ <u>N/A</u>
Title Insurance	\$ <u>300.00</u>
Property Insurance	\$ <u>N/A</u>
Other	\$ <u>N/A</u>

TOTAL PURCHASE COSTS

→ \$ 7050.00

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

\$ 59,050.00

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? \$ 260,000.00
4. Will This Property Be Impeccably Property Managed? ☒ Yes ☐ No
5. Who Will Manage The Property? N/A