

REIN™ 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 \$ _____

1st Mortgage Funding (\$ _____)

2nd 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 (Down payment + Purchase Costs) \$ _____

- Does this property take me closer to my goal or farther away? ☐ Closer ☐ Farther
- Does this property fit my system? ☐ Yes ☐ No
- At what price would I have to buy the property for it to cash flow? \$ _____
- Who will manage the property? _____