Buy, Rent, and Hold Evaluator

Property Information		Income		Cash Required to Close	
Address	Dovedale	Gross Rents		\$27,600.00	Deposit(s) made with Offer
Fair Market Value	\$333,000.00	Parking		\$0.00	Less proration of Rents
Vacancy Rate	10.00%	Storage	\$0.00		Cash Required to Close
Management Rate	0.00%	Laundry/Vending	\$0.00		Total Cash Required to Close
Advertising Cost per Vacancy	\$100.00	Other		\$0.00	
Number of Units	2	Total Gross Income	\$27,600.00		Cash Flow Summary Year 1
Estimated Annual Appreciation (10 yr average)	4.00%	Vacancy Loss (% of total income)	\$2,760.00		Effective Gross Income
Purchase Information		Effective Gross Income	\$24,840.00		(-) Operating Expenses
Offer Price or Purchase Price	\$185,000.00	Operating Expenses			(=) Net Operating Income
Repairs (include carry costs if bldg not ready)	\$55,000.00	Property Tax/School Tax (1 yr)	\$2,900.00	35.01%	(-) Debt Service
Repairs Contingency (minimum 10%)	\$0.00	Insurance (1 yr)	\$1,200.00	14.49%	(=) Annual Cash Flow Before Taxes (CFBT)
Lender Fee(s)	\$3,000.00	Unit Repairs % (5 yrs)	9.00%	N/A	Estimated Total Monthly Cash Flow
Mortgage Broker Fee	\$0.00	Unit Repairs (as a dollar amount)	\$2,484.00	29.99%	Estimated Cash Flow per Unit per Month
Environmental Study (phase 1)	\$0.00	Electricity/Hydro (1 yr)	\$100.00	1.21%	Property Analysis Information
Inspections or Engineering Report	\$400.00	Gas/Heat(1 yr)	\$150.00	1.81%	
Appraisal(s) Fees (CMA/Cap/Cost approach)	\$400.00	Water/Sewer (1 y)	\$50.00	0.60%	1st Mortgage LTV
Misc. (site visit, Title Ins., RPR, Corp, assign fees)	\$1,000.00	Lawn/Snow Maintenance (1 yr)	\$0.00	0.00%	1st Mortgage LTPP
Transfer Tax (www.ratehub.com)	\$1,575.00	Cable/Phone (1 yr)	\$0.00	0.00%	2nd Mortgage LTV
Legal Expense	\$1,000.00	Management (1 yr)	\$0.00	0.00%	2nd Mortgage LTPP
Utility New Account SetUp Fee	\$0.00	Caretaking/Payroll Expenses (1 yr)	\$0.00	0.00%	Cap Rate on PP
Real Purchase Price	\$247,375.00	Advertising (2 yrs)	\$160.00	1.93%	Cap Rate on FMV
Financing 🕢 🕢 Canadian style mortgage 🦳	US style Mortgage	Association Fees (1 yr)	\$0.00	0.00%	Average Cost per Unit Average Rent per Unit / Month
1st Mortgage Principal Amount	\$240,000.00	Pest Control (2 yrs)	\$140.00	1.69%	GRM
1st Mortgage Interest Rate	4.7500%	Security/Change Locks (2 yrs)	\$80.00	0.97%	DCR
1st Mortgage Amortization Period	25 years	Trash Removal (1 yr)	\$0.00	0.00%	Cash on Cash ROI
1st Mortgage CMHC Fee (% of principal)	0.00%	Miscellaneous (1 yr)	\$300.00	3.62%	Equity ROI (After 1 Year)
1st Mortgage Total Principal (with CMHC fees)	\$240,000.00	Common Area Maintenance (5 yrs)	\$0.00	0.00%	Appreciation ROI (After 1 Year)
1st Mortgage Total Monthly Payment	\$1,361.89	Capital Improvements (5 yrs)	\$500.00	6.04%	Estimated Total ROI (After 1 Year)
2nd Mortgage Principal Amount	\$0.00	Accounting (1 yr)	\$0.00	0.00%	Forced App. ROI (After 1 Year)
2nd Mortgage Interest Rate	0.0000%	Legal (2 yrs)	\$0.00	0.00%	Expense to Income Ratio
2nd Mortgage Amortization Period	0 years	Bad Debts (2 yrs)	\$100.00	1.21%	
2nd Mortgage Total Monthly Payment	\$0.00	Other (license, permits, ban fees, etc [1 yr])	\$120.00	1.45%	Debt Service and Loan Amounts
Interest Only Principal Amount	\$0.00	Eviction Costs (2 yrs)	\$8,284.00	100.00%	Total Maximimum Debt Service
Interest Only Interest Rate	0.0000%	Net Operating Income			Maximum Loan Amount @ 4.7500% for 25 yrs
Interest Only Total Monthly Payment	\$0.00	Net Operating Income	\$16,556.00		Required Total ROI
Other Monthly Financing Costs	\$0.00	(-) Capital Improvements (1 yr)	-\$400.00		Required VTB @ 0%
Cash Required to Close (after Financing)	\$7,375.00	Net Net Operating Income	\$	16,156.00	Target Reserve Fund in Bank Acct

\$10,000.00 -\$0.00 -\$2,625.00 \$7,375.00

\$24,840.00 \$8,284.00 \$16,156.00 -\$16,342.68 -\$186.68 -\$15.56 -\$7.78

72.0721% 129.7297% 0.0000% 0.0000% 8.9492% 4.9718% \$92,500.00 \$1,150.00 6.702899 0.988577 -2.53% 70.02% 180.61% 253.16% 1,161.02% 30.01%

\$1,229.67 \$216,698.31 30.00% -\$53,617.10 \$14,010.00

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