

Lease Option Evaluator

Income:

Is this a: ☒ Lease Option or a ☐ Sandwich Lease Option? ☒ Canadian Mortgage?

For how many months is the option?	1 months	
What is the amount of the Initial Option Consideration being paid by the Tenant?	\$2.00	Initial Option from Tenant (-) Option made to current owner (if any) (=)
What is the initial option payment or deposit you are making to the current owner? (Sandwich Lease Options only)	\$1.00	\$2.00
How much income (rent/lease payments, etc.) is paid to you monthly by the Tenant?	\$3.00	Income you receive monthly (-) how much it costs you monthly (x) months in the option term (=)
What are your total monthly costs to own the property? (Lease Options only)	\$4.00	-\$1.00
What is the Tenant's purchase price for the property during the term of the Option?	\$5.00	Price Tenant will pay (-) price you will pay (or you owe on mortgages) (=)
What will be the balance of all loans you will owe on the property at the end of the Option period? (Lease Options only)	\$6.00	-\$1.00
What is the credit we receive monthly from the current owner to manage the property? (Sandwich Lease Options only)	\$1.00	Option term (x) monthly credit (=)
		\$0.00

Total Gross Income \$0.00

Expenses:

How much of the Tenant's monthly payment will be credited back when rent is "on time"?	\$1.00	Option payment made by Tenant (=)
The term of the Option:	1 months	Tenant Payments: \$2.00
		Tenant credits (x) term of Option (=)
		Tenant Credits: \$1.00
		Tenant Payments (+) Tenant Expenses (=)
		Tenant Expenses: \$3.00
		Gross Income (-) Tenant Expenses (=)
Gross Income:	\$0.00	Net Income: -\$3.00
		Initial Expenses (from expense calculation):
		Initial Expenses: \$66.00
How much of a down payment will be given to purchase the property?	\$2.00	Final Expenses (from expense calculation):
		Final Expenses: \$39.00

DEAL ANALYSIS

Money at Closing

Annual ROI

Net To You:

-\$45.00

-2,000.00%

-\$110.00

Payment Calculations

Annual Taxes:	\$1.00
Annual Insurance:	\$2.00
Annual Accounting:	\$3.00
Miscellaneous Annual:	\$4.00
Purchase Price:	\$5.00
Loan to Value (LTV):	6.0000%
CHMC Fee:	7.0000%
Interest Rate:	8.0000%
Amortization Years:	9 years
Mortgage Principal Amount:	\$0.32
Mortgage Payment:	\$0.00
Balance after 1 months:	\$0.32
Total Monthly Expenses:	\$0.84
Rebate Required:	-\$1.75
Actual Down Payment:	60.00%
Net Cash Needed:	\$66.00
Total Initial Cash Needed:	\$68.00

Expense Calculations

Initial Expenses	
Repairs (inc. carry costs):	\$1.00
Repairs Contingency:	\$2.00
Lender Fee(s):	\$3.00
Mortgage Broker Fee:	\$4.00
Appraisal Fee(s):	\$5.00
Miscellaneous:	\$6.00
Environmental Study Fee(s):	\$7.00
Inspection/Eng. Fee(s):	\$8.00
Transfer Tax:	\$9.00
Legal Expense:	\$10.00
Utility Set Up Fee(s):	\$11.00
Total Initial Expenses:	\$66.00
Final Expenses	
Miscellaneous:	\$12.00
Transfer Tax:	\$13.00
Legal Expense:	\$14.00
Total Final Expenses:	\$39.00

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