		Buy-Fix	-Rent-Sell Analy	sis				
Property Info		Expenses While Held	Yearly Monthly Actual		%	Sale costs		
Address	Second road	Property Tax / School Tax	\$4,605.00	\$383.75	\$4,605.00	75.43%	Closing Costs (% of ESP)	0.60%
Appraised Fair Market Value (ARV)	\$220,000.00	Insurance	\$1,000.00	\$83.33	\$1,000.00	16.38%	Closing Costs (Actual \$)	\$1,280.40
Expected Sale Price (% of Appraised)	97.00%	Electricity / Hydro	\$50.00	\$4.17	\$50.00	0.82%	Sales Comm. (% of ESP)	5.00%
Expected Sale Price (Actual \$) (ESP)	\$213,400.00	Gas / Heat	\$50.00	\$4.17	\$50.00	0.82%	Sales Comm. (Actual \$)	\$10,670.00
Offer Price / Purchase Price	\$130,000.00	Lawn/Snow Maintenance	\$100.00	\$8.33	\$100.00	1.64%	Advertizing	\$-
Expected Hold Time, months	12	Water/Sewer	\$50.00	\$4.17	\$50.00	0.82%	Mortgage Pre-Payment Costs	\$-
		Management	\$-	\$-	\$-	0.00%	Hard Money Financing Cost	\$-
Purchase Info		Caretaking	\$-	\$-	\$-	0.00%	Total Selling Costs	\$11,950.40
Land Transfer Tax	\$4,705.00	Advertizing	\$150.00	\$12.50	\$150.00	2.46%		
Legal	\$1,500.00	Association Fees	\$-	\$-	\$-	0.00%	Profit / Loss	
Repairs	\$25,000.00	Pest Control	\$-	\$-	\$-	0.00%	Expected Selling Price	\$213,400.00
Repairs Contigency (% of Repairs)	10.00%	Change Locks / Security		\$-	\$-	0.00%	Offer Price / Purchase Price	-\$130,000.00
Repairs Contigency (Actual \$)	\$2,500.00	Trash Removal	\$-	\$-	\$-	0.00%	Total Purchasing Costs	-\$35,855.00
Lender Fees	\$-	Miscellaneous / Other	\$100.00	\$8.33	\$100.00	1.64%	Total Expenses while Held	-\$6,105.00
Broker Fees	\$-	Common Area Maintenance	\$-	\$-	\$-	0.00%	Total Income while Held	\$13,095.00
Enviromentals	\$200.00	Capital Improvements	\$-	\$-	\$-	0.00%	Total Selling Costs	-\$11,950.40
Inspection / Engineer Report	\$400.00	Accounting	\$-	\$-	\$-	0.00%	Equity from Mtg Paydown	\$-
Appraisals	\$250.00	Legal		\$-	\$-	0.00%	Net Profit / Loss to You	\$42,584.60
Misc (site visit, title ins, RPR, corp, assign fee)	\$800.00	Evictions	\$-	\$-	\$-	0.00%	Is This a Good Return On Effort (RO	(\$ per hour)
Utility Acct Set Up Fee / Other	\$500.00	Payroll	\$-	\$-	\$-	0.00%	Cash Required	
Less Proration of Rents	\$-	Tenant Unit Repairs While Ho	\$-	\$-	\$-	0.00%	Deposit(s) made with Offer	\$10,000.00
Total Purchasing Costs	\$35,855.00	Bad Debts	\$-	\$-	\$-	0.00%	Cash Required to Close	\$120,000.00
		Debt Servicing	\$-	\$-	\$-	0.00%	Total Purchasing Costs	\$35,855.00
Financing		Total Expenses while Held	\$6,105.00	\$508.75	\$6,105.00	100.00%	Upfront Cash Required	\$165,855.00
1st Mtg Principle Borrowed	\$-						Total Expenses while Held	\$6,105.00
1st Mtg Interest Rate	4.25%	Income While Held	Yearly	Monthly	Actual	%	Advertizing Costs	\$-
1st Mtg Amortization Period, years	30	Effective Gross Rent	\$19,200.00	\$1,600.00	\$1,091.25	7.90%	Other	\$-
1st Mtg CMHC Fee (% of Principle)	0.00%	Vending	\$-	\$-	\$-	0%	Less Income (Not Equity!)	-\$1,091.25
1st Mtg Total Principle (Incl. CMHC Fees)	\$-	Laundry	\$-	\$-	\$-	0%	Total Cash Required By You	\$170,868.75
1st Mtg Total Payment	\$0.00	Parking / Garage	\$-	\$-	\$-	0%		
2nd Mtg Amount	\$-	Other	\$-	\$-	\$-	0%	Analysis (ROI)	
2nd Mtg Rate	9.50%	Signage/Roof Rental	\$-	\$-	\$-	0%	CoC ROI	24.92%
2nd Mtg Amortization, years	20	Total Income while Held	\$19,200.00	\$1,600.00	\$1,091.25	7.90%	CoC ROI / Yr	24.92%
2nd Mtg Payment	\$-							
Hard Money Amount	\$-							
Hard Money Int Rate (not included in Exp While Held)	10.75%							
Cash Required at Close (not inc purchasing costs)	\$130,000.00							