

PROPERTY INFORMATION			
House Style	Bungalow	Main (# Bed / # Bath)	3 / 2
Address	1234 12 Ave	Basement (# Bed / # Bath)	2 / 1
Neighbourhood	Minchau	Main Square Footage	1200
Asking Price	\$340,000.00	Basement Square Footage	1000
www.yourarea.ca			www.makemoreworklessbook.com
	Lease Option	Buy, Fix, Flip	Buy, Fix, Hold
PURCHASING			
Purchase Price	\$350,000.00	\$180,000.00	\$350,000.00
Down Payment (DP) Percentage	20%	20%	20%
Legal	\$2,000.00	\$2,000.00	\$2,000.00
Inspections	\$600.00	\$600.00	\$600.00
Appraisal	\$300.00	\$300.00	\$300.00
Total Cash to Close	\$72,900.00	\$38,900.00	\$72,900.00
INCOME			
Monthly Main Level Rent	\$1,350.00		\$1,350.00
Monthly Basement Level Rent	\$1,150.00		\$1,150.00
Monthly Garage Rent	\$200.00		\$200.00
Monthly Pet Fee	\$50.00		\$50.00
Monthly Rent Credit (for Lease Option)	\$302.02		
Total Monthly Income	\$3,052.02		\$2,750.00
EXPENSES			
Cleaning	\$300.00	\$300.00	\$300.00
Renovation Cost	\$5,000.00	\$60,000.00	\$5,000.00
Holding Period		4	
Realtor Fee	\$15,473.63	\$14,500.00	
Monthly Expenses			
Mortgage Payment	\$1,336.76	\$687.48	\$1,336.76
Principle	\$280,000.00	\$144,000.00	\$280,000.00
Interest Rate	4.00%	4.00%	4.00%
Ammortization in years	30	30	30
Property Tax	\$250.00	\$250.00	\$250.00
Utilities (Tenants usually pay)		\$450.00	
Home Insurance	\$75.00	\$75.00	\$75.00
Condo Fee (If applicable)	\$0.00	\$0.00	\$0.00
Misc. (Vacancy/repairs. 10% of gross rent)	\$305.20		\$275.00
Contingency Fund (10% of gross rent)	\$305.20		\$275.00
Total Monthly Expense	\$2,272.17	\$1,462.48	\$2,211.76
Total Expense		\$80,649.91	
Net Monthly Cashflow	\$779.85		\$538.24
SELLING / LEASE TERMS			
Estimated Selling Price	\$382,454.45	\$350,000.00	
Lease period in years (~3-5 years)	3		
Option consideration (~3 months rent)	\$8,250.00		
Tenant Buyer's Required DP	5%		
Remaining Mortgage after lease period	\$264,596.43		
SUMMARY			
Total Cash Required	\$78,200.00	\$119,549.91	\$78,200.00
Net Profit	\$75,011.67	\$86,450.09	
Annual Cashflow	\$9,358.24		\$6,458.85
ROI	95.92%	72.31%	8.26%
NOTES			
1) For wholesale, use the "Buy, Fix, Flip" column and charge according to the profit the investor will make			
2) Fill out the "Buy, Fix, Hold" and "Buy, Fix, Flip" columns to populate all other columns			
3) Profit is dependent on user			