

Buy-Fix-Sell Analysis										
Property Info		Expenses While Held	Yearly	Monthly	Actual	%	Sale costs			
Address		Second road	Property Tax / School Tax	\$ 2,910.00	\$ 242.50	\$ 2,910.00	65.99%	Closing Costs (% of ESP)	0.60%	
Appraised Fair Market Value (ARV)		\$ 175,000.00	Insurance	\$ 1,000.00	\$ 83.33	\$ 1,000.00	22.68%	Closing Costs (Actual \$)	\$ 1,018.50	
Expected Sale Price (% of Appraised)		97.00%	Electricity / Hydro	\$ 50.00	\$ 4.17	\$ 50.00	1.13%	Sales Comm. (% of ESP)	5.00%	
Expected Sale Price (Actual \$) (ESP)		\$ 169,750.00	Gas / Heat	\$ 50.00	\$ 4.17	\$ 50.00	1.13%	Sales Comm. (Actual \$)	\$ 8,487.50	
Offer Price / Purchase Price		\$ 75,000.00	Lawn/Snow Maintenance	\$ 100.00	\$ 8.33	\$ 100.00	2.27%	Advertizing	\$ —	
Expected Hold Time, months		12	Water/Sewer	\$ 50.00	\$ 4.17	\$ 50.00	1.13%	Mortgage Pre-Payment Costs	\$ —	
Purchase Info		Management <th colspan="1">\$ —<th colspan="1">\$ —<th colspan="1">\$ —<th colspan="1">\$ —<th colspan="1">0.00%<td colspan="1">Hard Money Financing Cost</td><td colspan="1">\$ —</td></th></th></th></th></th>	\$ — <th colspan="1">\$ —<th colspan="1">\$ —<th colspan="1">\$ —<th colspan="1">0.00%<td colspan="1">Hard Money Financing Cost</td><td colspan="1">\$ —</td></th></th></th></th>	\$ — <th colspan="1">\$ —<th colspan="1">\$ —<th colspan="1">0.00%<td colspan="1">Hard Money Financing Cost</td><td colspan="1">\$ —</td></th></th></th>	\$ — <th colspan="1">\$ —<th colspan="1">0.00%<td colspan="1">Hard Money Financing Cost</td><td colspan="1">\$ —</td></th></th>	\$ — <th colspan="1">0.00%<td colspan="1">Hard Money Financing Cost</td><td colspan="1">\$ —</td></th>	0.00% <td colspan="1">Hard Money Financing Cost</td> <td colspan="1">\$ —</td>	Hard Money Financing Cost	\$ —	
Land Transfer Tax		\$ 1,000.00	Caretaking	\$ —	\$ —	\$ —	0.00%	Total Selling Costs	\$ 9,506.00	
Legal		\$ 1,500.00	Advertizing	\$ 150.00	\$ 12.50	\$ 150.00	3.40%	Profit / Loss		
Repairs		\$ 50,000.00	Association Fees	\$ —	\$ —	\$ —	0.00%	Expected Selling Price	\$ 169,750.00	
Repairs Contingency (% of Repairs)		10.00%	Pest Control	\$ —	\$ —	\$ —	0.00%	Offer Price / Purchase Price	\$ (75,000.00)	
Repairs Contingency (Actual \$)		\$ 5,000.00	Change Locks / Security	\$ —	\$ —	\$ —	0.00%	Total Purchasing Costs	\$ (59,650.00)	
Lender Fees		\$ —	Trash Removal	\$ —	\$ —	\$ —	0.00%	Total Expenses while Held	\$ (4,410.00)	
Broker Fees		\$ —	Miscellaneous / Other	\$ 100.00	\$ 8.33	\$ 100.00	2.27%	Total Income while Held	\$ 12,390.00	
Enviromentals		\$ 200.00	Common Area Maintenance	\$ —	\$ —	\$ —	0.00%	Total Selling Costs	\$ (9,506.00)	
Inspection / Engineer Report		\$ 400.00	Capital Improvements	\$ —	\$ —	\$ —	0.00%	Equity from Mtg Paydown	\$ —	
Appraisals		\$ 250.00	Accounting	\$ —	\$ —	\$ —	0.00%	Net Profit / Loss to You	\$ 33,574.00	
Misc (site visit, title ins, RPR, cor)		\$ 800.00	Legal	\$ —	\$ —	\$ —	0.00%	Is This a Good Return On Effort (ROE)?	(\$ per hour)	
Utility Acct Set Up Fee / Other		\$ 500.00	Evictions	\$ —	\$ —	\$ —	0.00%	Cash Required		
Less Proration of Rents		\$ —	Payroll	\$ —	\$ —	\$ —	0.00%	Deposit(s) made with Offer	\$ 10,000.00	
Total Purchasing Costs		\$ 59,650.00	Tenant Unit Repairs While	\$ —	\$ —	\$ —	0.00%	Cash Required to Close	\$ 65,000.00	
			Bad Debts	\$ —	\$ —	\$ —	0.00%	Total Purchasing Costs	\$ 59,650.00	
			Debt Servicing	\$ —	\$ —	\$ —	0.00%	Upfront Cash Required	\$ 134,650.00	
			Total Expenses while Held	\$ 4,410.00	\$ 367.50	\$ 4,410.00	100.00%	Total Expenses while Held	\$ 4,410.00	
Financing		Income While Held	Yearly	Monthly	Actual	%				
1st Mtg Principle Borrowed		\$ —	Effective Gross Rent	\$ 16,800.00	\$ 1,400.00	\$ 1,032.50	9.2%	Advertizing Costs	\$ —	
1st Mtg Interest Rate		4.25%	Vending	\$ —	\$ —	\$ —	0%	Other	\$ —	
1st Mtg Amortization Period, years		30	Laundry	\$ —	\$ —	\$ —	0%	Less Income (Not Equity!)	\$ (1,032.50)	
1st Mtg CMHC Fee (% of Principle)		0.00%	Parking / Garage	\$ —	\$ —	\$ —	0%	Total Cash Required By You	\$ 138,027.50	
1st Mtg Total Principle (Incl. CMHC)		\$ —	Other	\$ —	\$ —	\$ —	0%	Analysis (ROI)		
1st Mtg Total Payment		\$0.00	Signage/Roof Rental	\$ —	\$ —	\$ —	0%	CoC ROI	24.32%	
2nd Mtg Amount		\$ —	Total Income while Held	\$ 16,800.00	\$ 1,400.00	\$ 1,032.50	9.2%	CoC ROI / Yr	24.32%	
2nd Mtg Rate		9.50%								
2nd Mtg Amortization, years		20								
2nd Mtg Payment		\$ —								
Hard Money Amount		\$ —								
Hard Money Int Rate (not included in pur)		10.75%								
Cash Required at Close (not inc pur)		\$ 75,000.00								