

R.E.I.N.™ Property Analyzer

Property Data:

Address: _____ City/Area: _____ Date Viewed: _____
 Asking Price: _____ Size (sq ft): _____ Age: _____
 Major Repairs: _____ Est Repair Cost \$ _____
 Owner: _____ Tel: _____ Fax: _____
 Source: _____ Tel: _____ Fax: _____
 Overall Condition: 1 2 3 4 5

Income & Inspection

Suite # or Desc	# of Bedrooms	Current Rent	Projected Rent	Increase Date	Inspection Comments

Total Monthly Rent \$ _____ \$ _____
 Total Annual Rent \$ _____ \$ _____

Expenses:

	Current Annual	Current Monthly	Projected Monthly	Comments
Heat (gas, oil, elect, hot water, other _____)				Paid By Tenant / Landlord
Electricity				Paid By Tenant / Landlord
Water / Sewer				Paid By Tenant / Landlord / Condo
Taxes				Included in Mortgage Payment?
Condo Fee				Last Increase date:
Insurance				
Property Management	%			Current Management Rating 1 2 3 4 5
Vacancy Allowance	%			Current Vacancy _____%
Rental Pool Mgmt	%			
Repairs & Maintenance	%			Overall Condition 1 2 3 4 5
Resident Manager				Current On-site Impression 1 2 3 4 5
Other:				

TOTAL MONTHLY \$ _____ \$ _____

TOTAL MONTHLY INCOME less TOTAL MONTHLY EXPENSES (Before Debt Service)=

Current: \$ _____ Projected: \$ _____

TOTAL PROJECTED INCOME \$ _____
(from bottom of page 1)

Mortgaging / Debt Service:

	Balance	Interest Rate	Expiry Date	Monthly Payment
1 st Mortgage		%		P I T
2 nd Mortgage		%		P I T
Vendor Take Back		%		P I T
Other		%		P I T
TOTAL DEBT SERVICE				\$ _____
NET CASH FLOW				\$ _____

Purchase Details:

PROJECTED PURCHASE PRICE		\$ _____
1 st Mortgage Funding	(\$ _____)	
2 nd Mortgage Funding	(\$ _____)	
Vendor Take Back	(\$ _____)	
Other Funding	(\$ _____)	
TOTAL DEBT FUNDING	→	(\$ _____)
DOWN PAYMENT REQUIRED		\$ _____

Purchase Costs:

Professional Inspection	\$ _____	
Value Appraisal	\$ _____	
Real Property Report (Survey)	\$ _____	
Mortgage Set-Up Costs	\$ _____	
Mortgage Broker Fees	\$ _____	
Legal Costs (incl disbursements)	\$ _____	
Staying Power Fund	\$ _____	
Immediate Repairs	\$ _____	
Immediate Renovations	\$ _____	
Other _____	\$ _____	
Other _____	\$ _____	
TOTAL PURCHASE COSTS	→	\$ _____
TOTAL CASH REQUIRED TO CLOSE <small>(Down payment + Purchase Costs)</small>		\$ _____

- | | | |
|--|---------------------------------|----------------------------------|
| 1. Does This Property Take Me Closer To My Goal Or Farther Away? | <input type="checkbox"/> Closer | <input type="checkbox"/> Farther |
| 2. Does This Property Fit My System? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 3. Will This Property Be Impeccably Property Managed? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 4. Who Will Mangle The Property? | _____ | |