

# 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:**

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

**Purchase Details:**

PROJECTED PURCHASE PRICE \$ \_\_\_\_\_

1<sup>st</sup> Mortgage Funding (\$ \_\_\_\_\_)  
 2<sup>nd</sup> 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** (Down payment + Purchase Costs) \$ \_\_\_\_\_

- |  |                                 |                                  |
|--|---------------------------------|----------------------------------|
| 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?                                 | _____                           |                                  |