

PROPERTY ANALYZER



Address: _____

Date: _____

Asking Price: _____

MONTHLY CASH FLOW BREAKDOWN

INCOME

Main Unit Rent	\$
Rent Suite #	\$
Rent Suite #	\$
Rent Suite #	\$
Other Rent:	\$
TOTAL INCOME (ALL RENTS COMBINED)	\$

MONTHLY CASH FLOW BREAKDOWN

EXPENSES

Mortgage Payment (see purchase details)	\$
Taxes	\$
Insurance	\$
Utilities	\$
Property Management (_____ %)	\$
Repairs & Maintenance (_____ %)	\$
Vacancy (_____ %)	\$
Other:	\$
TOTAL EXPENSES (ALL EXPENSES COMBINED)	\$

MONTHLY CASH FLOW (INCOME MINUS EXPENSES)

\$

PURCHASE DETAILS

Projected Purchase Price	\$
Percent Down	%
Mortgage Amount	\$
Interest Rate	%
Amortization	years
Monthly Mortgage Payment	\$
DOWN PAYMENT	\$

PURCHASE COSTS

Legal Costs	\$
Other Closing Costs	\$
Immediate Repairs/Renos	\$
Land Transfer Tax	\$
Appraisal	\$
Inspection	\$
Reserve Fund	\$
Other:	\$
Other:	\$
TOTAL PURCHASE COSTS	\$

TOTAL CASH REQUIRED TO CLOSE (DOWN PAYMENT PLUS TOTAL PURCHASE COSTS)

\$

TOP 5 REASONS WHY YOU WOULD BUY THIS PROPERTY

1

2

3

4

5

ESTIMATIONS & QUESTIONS

Market growth estimate per year: _____ % Who will manage this property? _____

Can I find a partner who will invest with me on this property? _____

How long do I plan to hold this property? _____

What is my exit strategy with this property? _____

What would I grade this purchase out of 10? **1 2 3 4 5 6 7 8 9 10**

If you have to hold this property long term, does it still work? **Yes No Maybe**

All emotions aside, is this a good purchase? **Yes No**