

Return on Investment Form

Property Address _____

ESTIMATED INCOME

Monthly Rental Income

Unit 1 _____

Unit 2 _____

Unit 3 _____

Unit 4 _____

Unit 5 _____

Unit 6 _____

Additional Income _____

Subtotal Monthly Income _____

Less 5% Vacancy Allowance _____

TOTAL EST. MONTHLY INCOME _____

ESTIMATED EXPENSES

Monthly Mortgage Payment _____

Second Mortgage Payment _____

Monthly Property Taxes _____

Monthly Utilities (Heat, Electric, Gas...) _____

Monthly Insurance _____

Other Expenses _____

TOTAL EST. MONTHLY EXPENSES _____

NET OPERATING INCOME (Income - Expenses) _____

PROPERTY CLOSING COSTS

Purchase Price _____

Mortgage Deposit % _____

a Mortgage Deposit _____

b Land Transfer Cost _____

c Legal Fees _____

d Additional Costs _____

(Inspection, Title Insurance...)

e Renovation Costs _____

TOTAL CASH REQUIRED TO CLOSE (Sum A:E) _____

ESTIMATED RETURN ON INVESTMENT - YEAR 1 _____

(Net Operating Income x 12 /Closing Costs)