



Before



After

# ONTARIO FLIP OF THE MONTH

Net Profit\* of \$73,000  
in just over 5 weeks!



Before



After



Before



After



Before



After

Send Rob an email to get pre-approved! [Rob@chmic.ca](mailto:Rob@chmic.ca)

Calvert Home Mortgage Investment Corporation has a Flip Analyzer to assist Mortgage Brokers and Real Estate Investors with reviewing projects. [Click here to get yours!](#)

## Flip Details

- Purchase Price: \$575,000
- Down Payment: \$80,000
- Renovation Budget: \$20,000
- Purchase Date to Sale: 38 days
- Sale Price: \$724,500

**NET PROFIT: \$73,060.58**

## Mortgage Details

- Loan Amount: \$495,000
- \*Interest Rate: 11.90%
- Term: 6 months
- Prepayment: Fully-Open (No Payout Penalty)
- Payments: Interest Only
- Commitment Fee: \$9,900

Our Flip Mortgage allows for down payment options as low as \$20,000 in Ontario (\$10,000 in Alberta), or rates as low as 7.99% (subject to due diligence.) Profitability is our primary underwriting filter: if we believe you will be profitable, and you have access to the required capital to complete the project, we'll find a way to get the deal done. We conduct our own Same Day, No-Fee Valuations, allowing you to operate at the speed of business in competitive markets.

\*Net profits are not guaranteed and will vary depending on the flip project. Interest rates and fees are determined on a deal by deal basis and can change based on several different factors. The success of our clients is what motivates our business: if there is anything we can do to support, let us know.