

Before



After

Before



After



Send Garrett an email to get preapproved with us! [Garrett@chmic.ca](mailto:Garrett@chmic.ca)

Calvert Home Mortgage Investment Corporation can provide a Flip Analyzer spreadsheet to assist Mortgage Brokers, Real Estate Investors and Borrowers with determining whether or not your project is likely to be profitable. Visit <https://chmic.ca/learn/#Tools> to get yours!

## ONTARIO FLIP OF THE MONTH

Net Profit\* of \$56K in just over 4 months!

### Flip Details

- Purchase Price: \$365,000
- Down Payment: \$20,000
- Renovation Budget: \$48,000
- Purchase Date to Sale: 120 days
- Sale Price: \$535,000
- **NET PROFIT: \$56,000**

### Mortgage Details

- Loan Amount: \$345,000
- \*Interest Rate: 15.5%
- Term: 6 Months
- Prepayment: Fully Open (No Payout Penalty)
- Payments: Interest Only
- Commitment Fee: \$6,900

The Property Flip Mortgage with Calvert Home Mortgage allows financing of up to 80% of the After-Renovated Value, which means you can put as little as \$20,000 down in Ontario or \$10,000 in Alberta and have more capital to renovate and resell or refinance the property. Our rates for the low down payment are 15.5% and can go as low as 7.99% with 25% or more down (subject to due diligence). We conduct our own Same Day No-Fee Valuation to allow you to take advantage of Quick Closings.

\*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. We believe in the success of our clients: we'll help where we can.

CALVERT HOME MORTGAGE INVESTMENT CORPORATION | ON FSRAO LICENSE 13267 and 13268

Before



After

