



Before



After

After

# ONTARIO FLIP OF THE MONTH

Net Profit\* of \$108,584  
in just over 4 months!



Before



After



Before



Before



After



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: \$520,000
- Down Payment: \$104,000
- Renovation Budget: \$55,605
- Purchase Date to Sale: 121 days
- Sale Price: \$750,000

**NET PROFIT\*: \$108,584.16**

## Mortgage Details

- Loan Amount: \$416,000
- \*Interest Rate: 9.99%
- Term: 6 months
- Prepayment: Fully-Open (No Payout Penalty)
- Payments: Interest Only
- Commitment Fee: \$8,320

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.