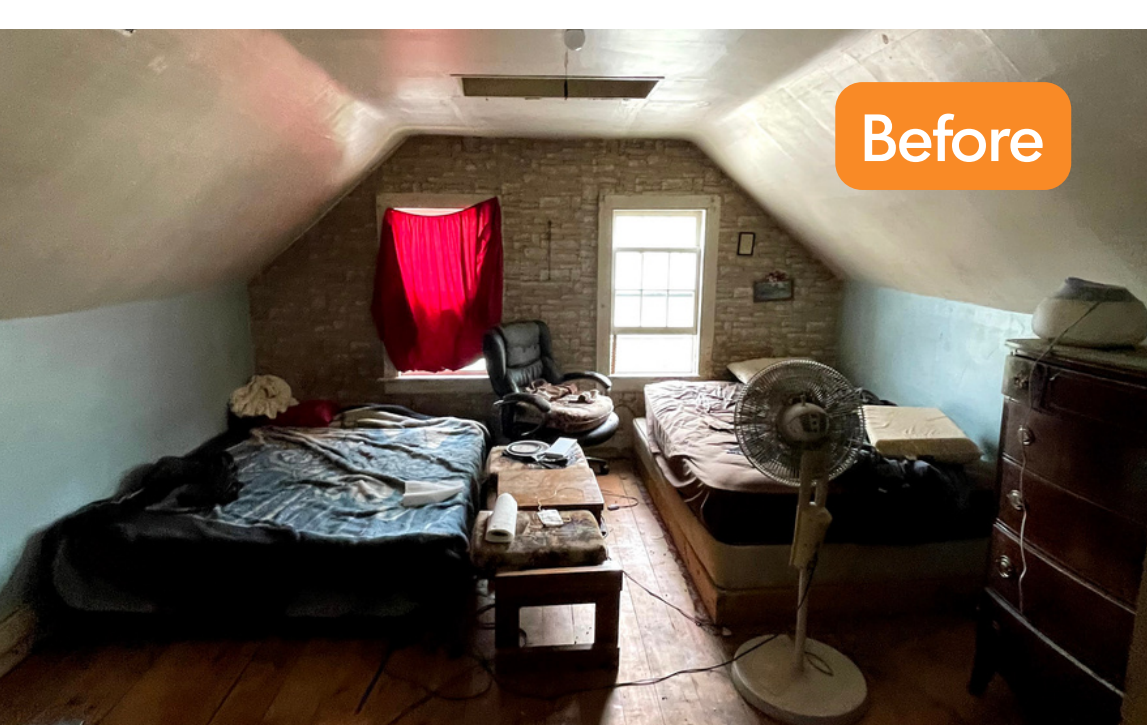




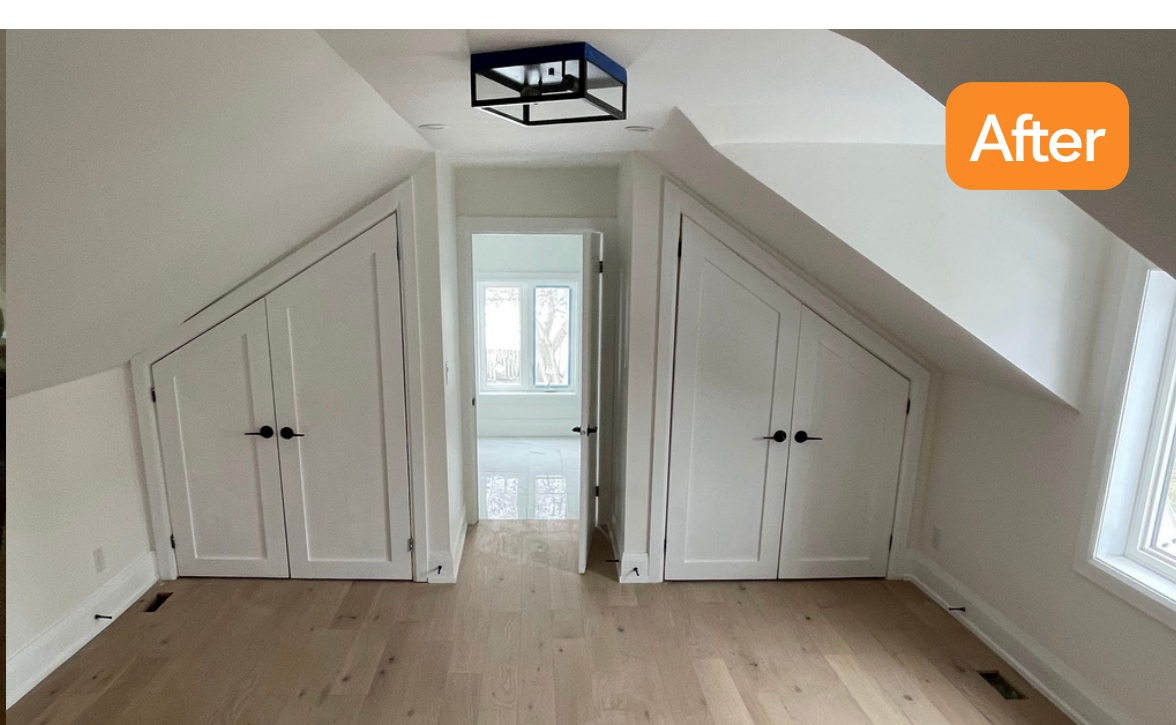
Before



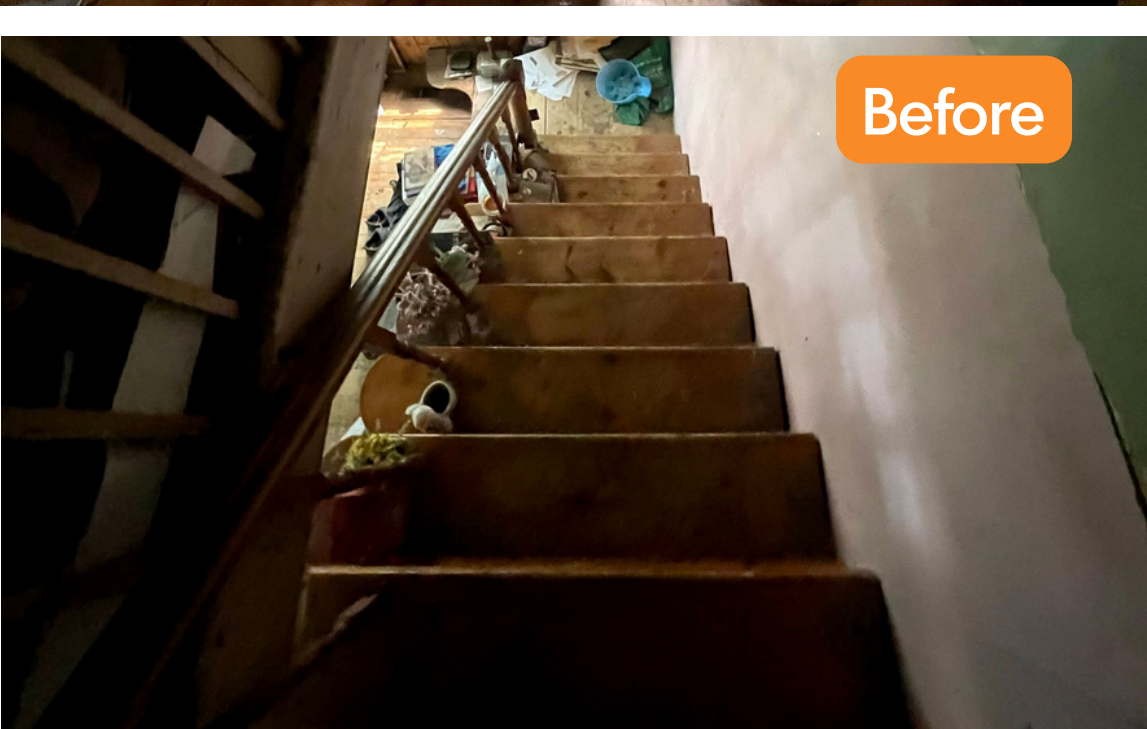
After



Before



After



Before



After

# ONTARIO FLIP OF THE MONTH

Net Profit\* of \$420,000  
in just over 8 months!



Send Garrett an email to get pre-approved! [Garrett@chmic.ca](mailto:Garrett@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: \$525,000
- Down Payment: \$105,000
- Renovation Budget: \$380,000
- Purchase Date to Sale: 243 days
- Sale Price: \$1,450,000

**NET PROFIT\*: \$420,977**

## Mortgage Details

- Loan Amount: \$420,000
- Interest Rate\*: 8.99%
- Term: 6 months
- Prepayment: Fully-Open (No Payout Penalty)
- Payments: Interest Only
- Commitment Fee: \$8,400

Our Flip Mortgage allows for down payment options as low as \$20,000 in Ontario, or \$10,000 in Alberta, or rates as low as 8.49% (subject to due diligence.) Profitability is our primary underwriting filter: we review your plan and the value of the property to determine the probability of profitability, as well as confirm you have access to the required capital to carry out the project. 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.