

FLIP OF THE MONTH

ONTARIO - February 2023

Net Profit* of \$36,214 in 30 days!

Send Garrett LaBarre an email to get pre-approved or submit your next project!
garrett@chmic.ca

FLIP DETAILS

Purchase Price: **\$186,000**

Down Payment: **BLANKETED OTHER PROPERTIES****

Renovation Costs: **\$5,192**

Purchase Date to Sale: **30 days**

Sale Price: **\$252,500**

Net Profit*: **\$36,214**

MORTGAGE DETAILS

Loan Amount: **\$186,000****

Interest Rate*: **9.99%**

Term: **6 months**

Prepayment: **Fully Open (No Payout Penalty)**

Payments: **Interest Only**

Commitment Fee: **\$3,720**

[CLICK HERE to learn more about blanketing properties.](#)

Our Flip Mortgage allows for down payment options as low as \$10,000 in Alberta, or \$20,000 in Ontario, or rates as low as 9.99% (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.

*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.

**We offer the option to mortgage additional properties to reduce the interest rate and/or provide more funds. Inquire with our underwriters for more information.

Calvert Home Mortgage Investment Corporation | ON FSRAO License 13267 and 13268

