

FEATURED FLIP

Net Profit* of \$111,832 in 7 months!

Windsor, ON

Reach out to **Garrett LaBarre** to get pre-approved or submit your next project!

Email: garrett@chmic.ca

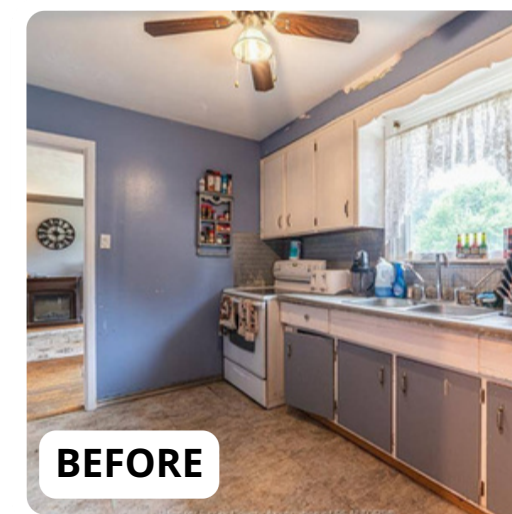
Phone: [403-278-0249](tel:403-278-0249) | [1-888-752-4642](tel:1-888-752-4642)

FLIP DETAILS

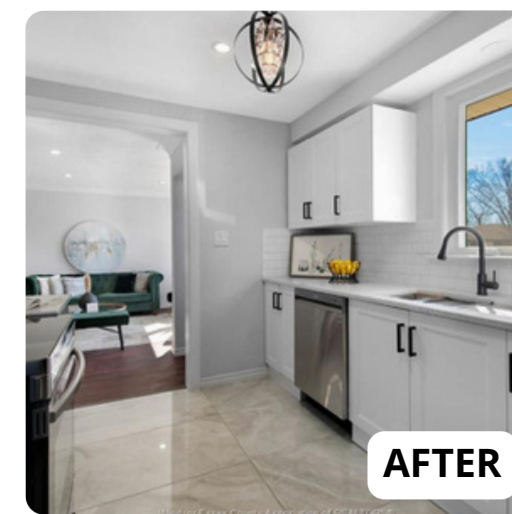
Purchase Price: \$310,000
Down Payment: \$62,000
Renovation Costs: \$50,000
Purchase Date to Sale: 7 months
Sale Price: \$529,900
Net Profit*: \$111,832

MORTGAGE DETAILS

Loan Amount: \$248,000
Interest Rate:** 9.49%
Term: 6 months
Prepayment: Fully Open (No Payout Penalty)
Payments: Interest Only
Commitment Fee: \$4,960



BEFORE



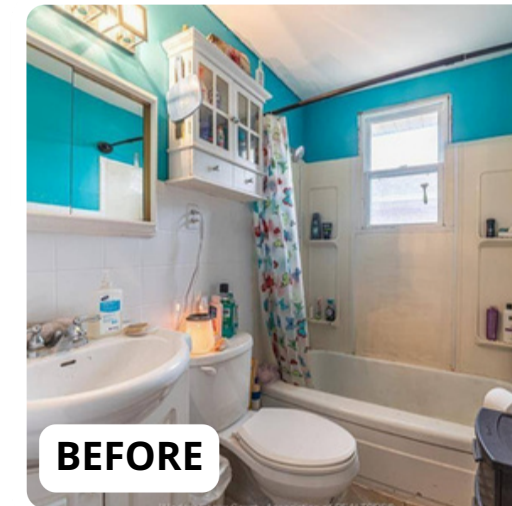
AFTER



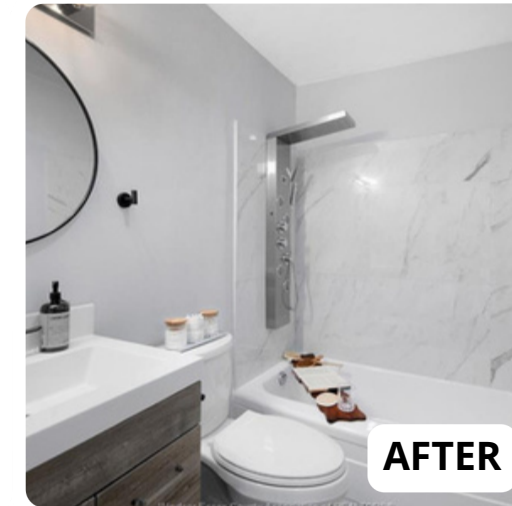
BEFORE



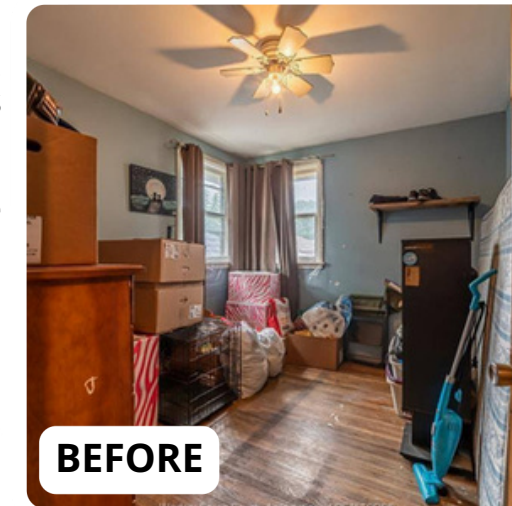
AFTER



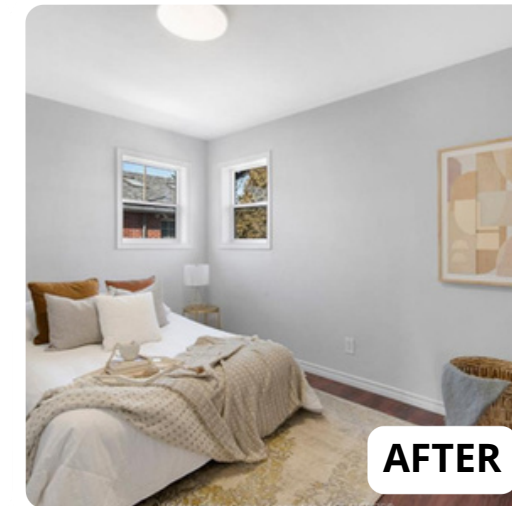
BEFORE



AFTER



BEFORE



AFTER

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 9.99% (subject to due diligence). Profitability is our primary underwriting filter: we review the renovation plan and the value of the property to determine the probability of profitability, as well as confirm the borrower has 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 you, let us know.

**This Flip of the Month was funded prior to the interest rate increase, thereby featuring a lower rate than our current options. Our lowest rate as of April 2024 is 9.99%. Contact us for our current rates, as they are subject to change.

Calvert Home Mortgage Investment Corporation | ON FSRAO License 13267 and 13268
Garrett LaBarre | FSRAO Mortgage Agent Level 2 - M24002523

