



\$100,000 PROFIT IN THREE MONTHS

FEATURED FLIP

Clients approached CHMIC seeking quick financing to secure a promising flip opportunity in Scarborough. With only a low down payment available, they needed a solution that would allow them to move fast without tying up their remaining capital. The investors had a clear renovation plan and a well-defined exit strategy, but needed a mortgage solution that provided the flexibility and leverage required to move forward quickly.

MORTGAGE DETAILS

Purchase Price: \$637,000

Down Payment: \$10,000

Interest Rate:** 17.25% (*Contact us* for current rates)

Sale Price: \$930,000

Loan Duration: 3.5 Months (Purchase to Sale)

Prepayment: Fully Open (No Penalty)

Payment: Interest Only

Profit*: \$100,000

CHMIC provided a conservatively structured short-term mortgage that gave the clients the leverage they needed while keeping their cash investment low. With interest-only payments and fully open prepayment terms, the clients were able to purchase, renovate, and bring the property to market efficiently, all while maintaining flexibility for future investments.

The clients successfully completed the renovation and sold the property within 3.5 months, generating a strong profit with only a small initial capital investment.

This project reinforced how strategic financing and low-capital entry can unlock profitable real estate opportunities, while allowing investors to remain flexible and ready for their next deal.



[SUBMIT A DEAL](#)



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 **1.888.753.4642**



*Profits are not guaranteed and will vary depending on the project. Interest rates and fees are determined on a deal-by-deal basis and can change based on several different factors. Your success drives our business—if there's anything we can do to support you, let us know. **Rates are subject to change. [Contact us](#) for current rates.