



Calvert Home Mortgage
Investment Corporation

First Time Investor Flip

3-Week Renovation in Calgary

Watch
Project
Reel 



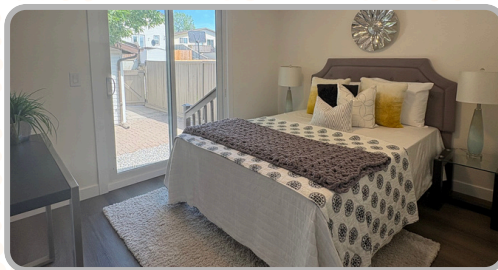
The Strategy

- Focus on interior upgrades: kitchen, bathrooms, flooring, paint and a bar
- Keep renovations within the \$70,000 budget
- Prioritize upgrades that could be finished quickly
- Limit carrying costs with a short timeline
- Get the property market-ready sooner

Mortgage Details

- Purchase Price: \$415,000
- Renovation Cost: \$70,000
- After-Repair Value: \$600,000
- Loan Amount: \$290,500
- Loan-to-Value: 49.14%
- APR: 10.95%**
- Interest Rate: 7.99%***
- Sale Price: \$570,000

Estimated Net Profit **\$47,500***



Key Win

The three-week renovation helped limit carrying costs and protect the project's estimated profit.

SUBMIT A DEAL 

MORE INFORMATION 



Note: *Profits are not guaranteed. **The Annual Percentage Rate (APR) for this deal was 10.95%, which includes applicable lender fees. ***Interest rates, APR and fees are determined deal-by-deal and can change based on several different factors. Rates are subject to change. [Contact us](#) for current rates.