Calvert Home Mortgage
Investment Corporation

Paris, Ontario

$85K in Profit. Sold in Just 4 Days.

The Opportunity

The client purchased a property in Paris, Ontario, with a six-month plan to renovate and resell it for a profit.







The Strategy

- Prioritized high-value updates in the kitchen and bathrooms, along with flooring and lighting improvements, while updating essential mechanical systems and adding air conditioning.
- A quicker resale is achieved through broad appeal, a balance of visual and practical upgrades, and a price that attracts buyers.
- Calvert Home Mortgage's flexible financing helped the client manage cash flow, with a fully open term that allowed repayment upon the property's sale.

Mortgage Details

- Purchase Price: $325,000
- Renovation Budget: $63,000
- Down Payment: $65,000
- Loan Amount: $260,000
- Loan to Purchase Price: 80%
- Interest Rate: 10.49%**
- Lender Fees: 1.25%
- Term: 6 Months - Fully Open
- Payments: Interest-Only

Net Profit **$85,902***

The Outcome

The property sold for $523,000 after just four days on the market, generating **$85,902** in net profit within approximately six months.

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Note: *Profits are not guaranteed. The Annual Percentage Rate (APR) for this deal was 12.95%, 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.