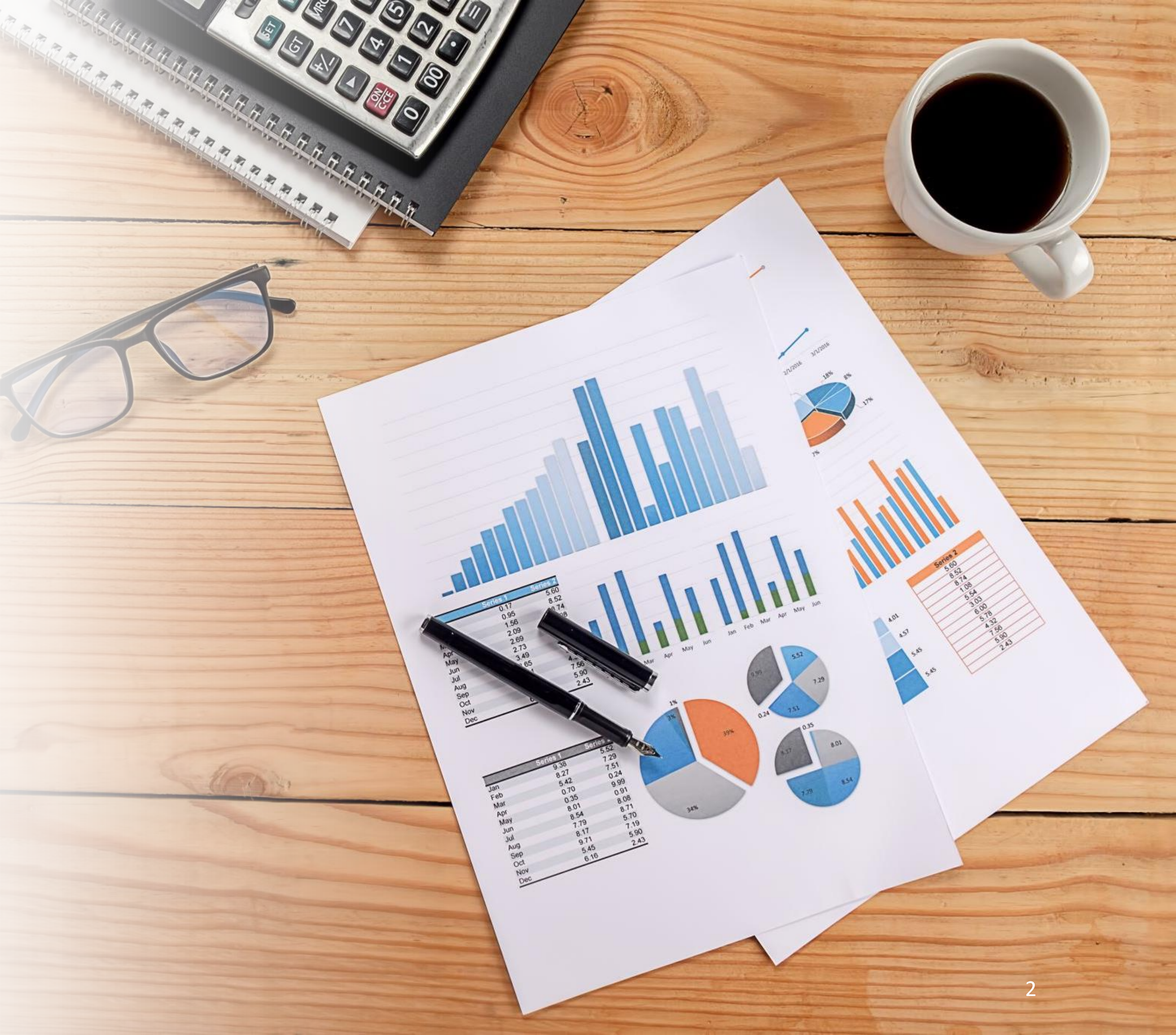
INVESTMENT PROPERTY ANALYSIS

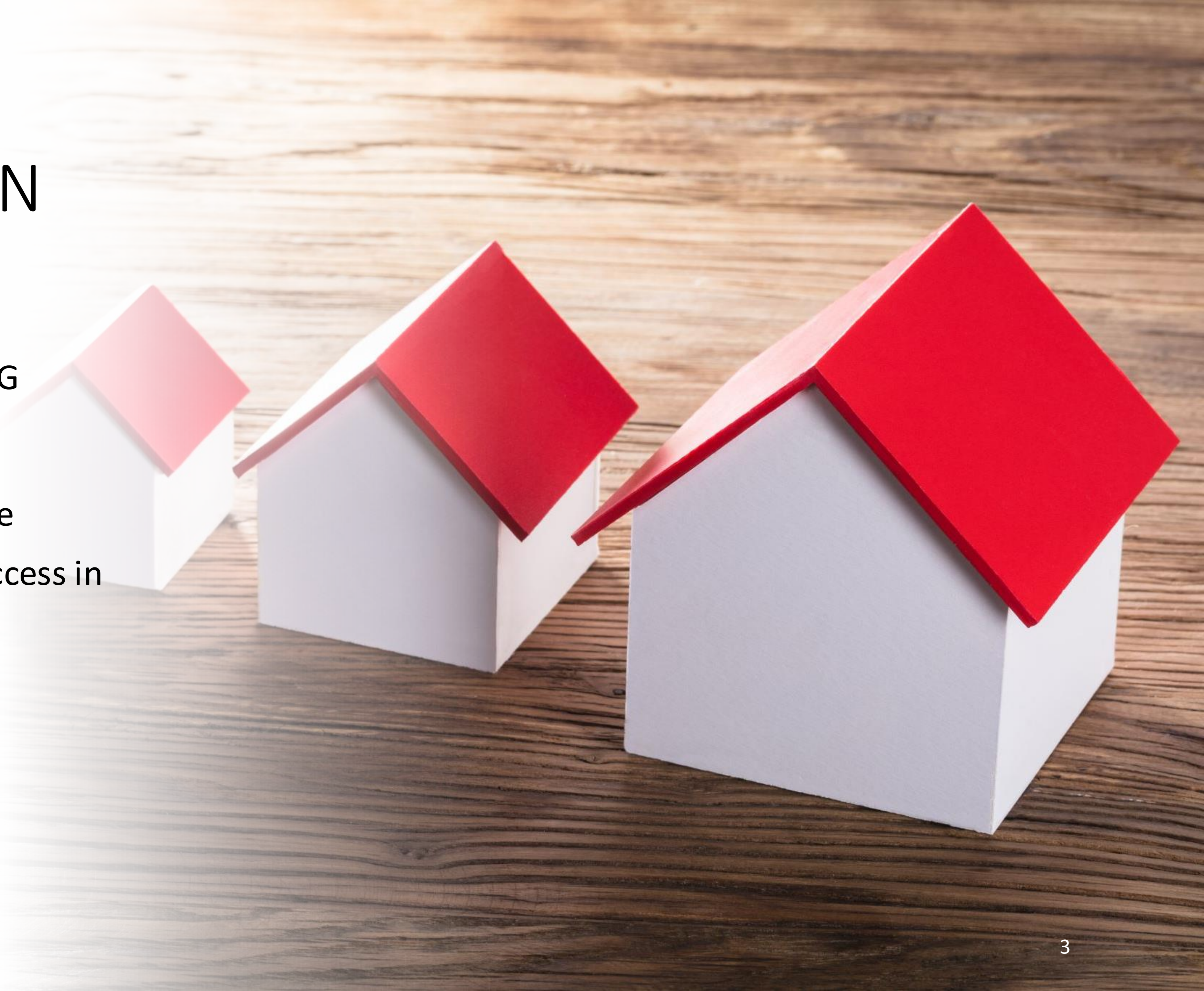
Prepared by: RISHI PATPATIA |Prepared for: You!

STEPS

1. INTRODUCTION
2. ANAYLZE MARKET CONDITIONS
3. IDENTIFY POTENTIAL PROPERTIES
4. CONDUCT PROPERTY ANALYSIS
5. CARRY OUT FINANCIAL ANALYSIS
6. DUE DILLIGENCE
7. NEGOTIATE AND MAKE OFFERS
8. CLOSE THE DEAL
9. PLAN AHEAD
10. EXIT STRATEGY



INTRODUCTION



- WELCOME TO LEVERAGING YOUR MONEY
- Overview of investment opportunities in real estate
- Focus on strategies for success in a dynamic market

Secure Financing

- **Key Step**: Finalize financing with a property in mind.
- **Options**: Pre-approval letter from your lender.
- **Key Contact**:

CIBC Mortgage Advisor

Snhareb Baleus

Cell: 519 654 2350

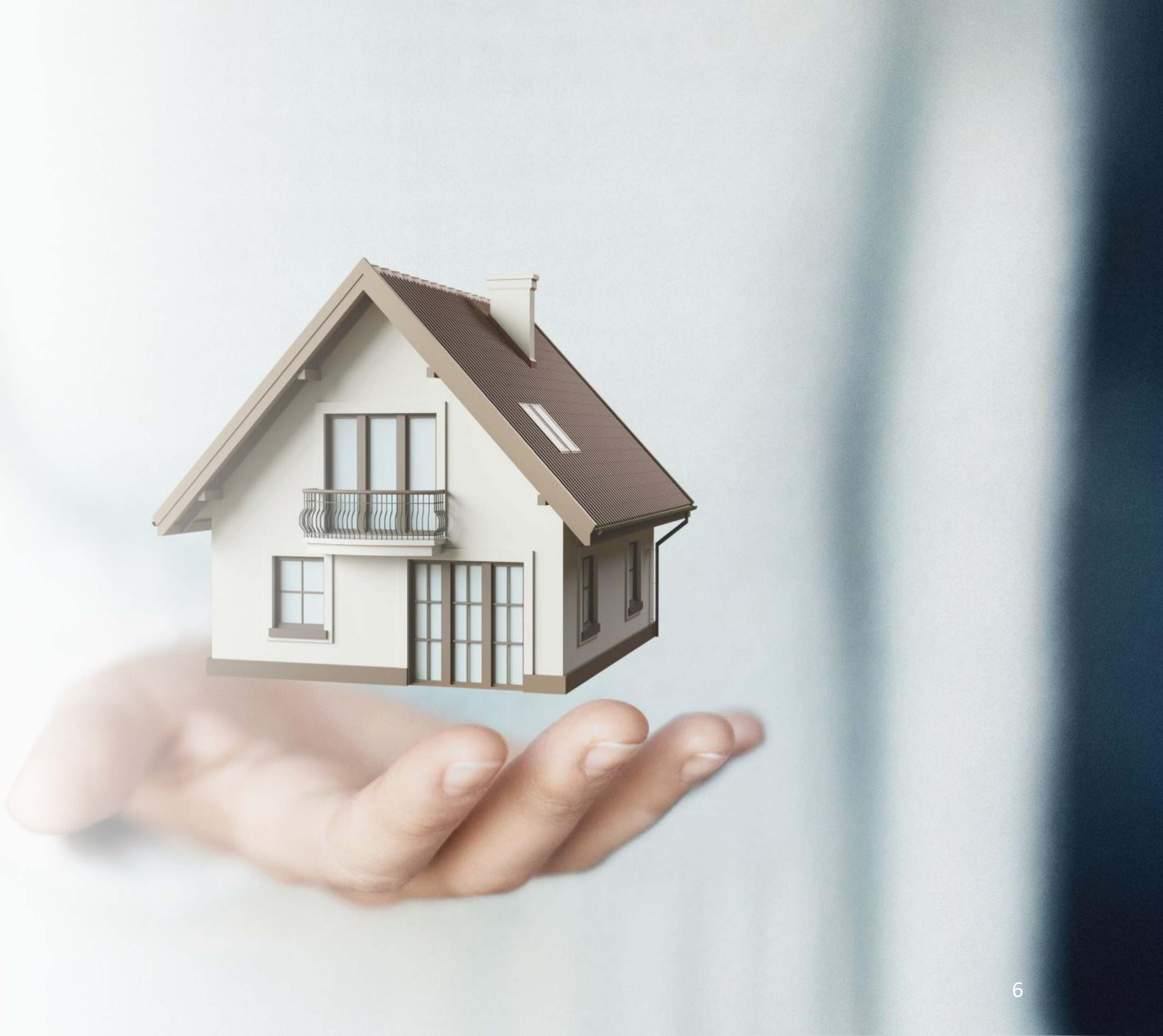
Email: snhareb.baleus@cibc.com

Analyze Market Conditions

- **Understand Your Market**: Analyze property prices, rental rates, vacancy rates, and local economic factors.
- Key market factors: employment statistics, population growth, etc.
- **Investment Focus**: Single-family homes (3 beds/2 baths) and low-fee townhouses in prime locations.

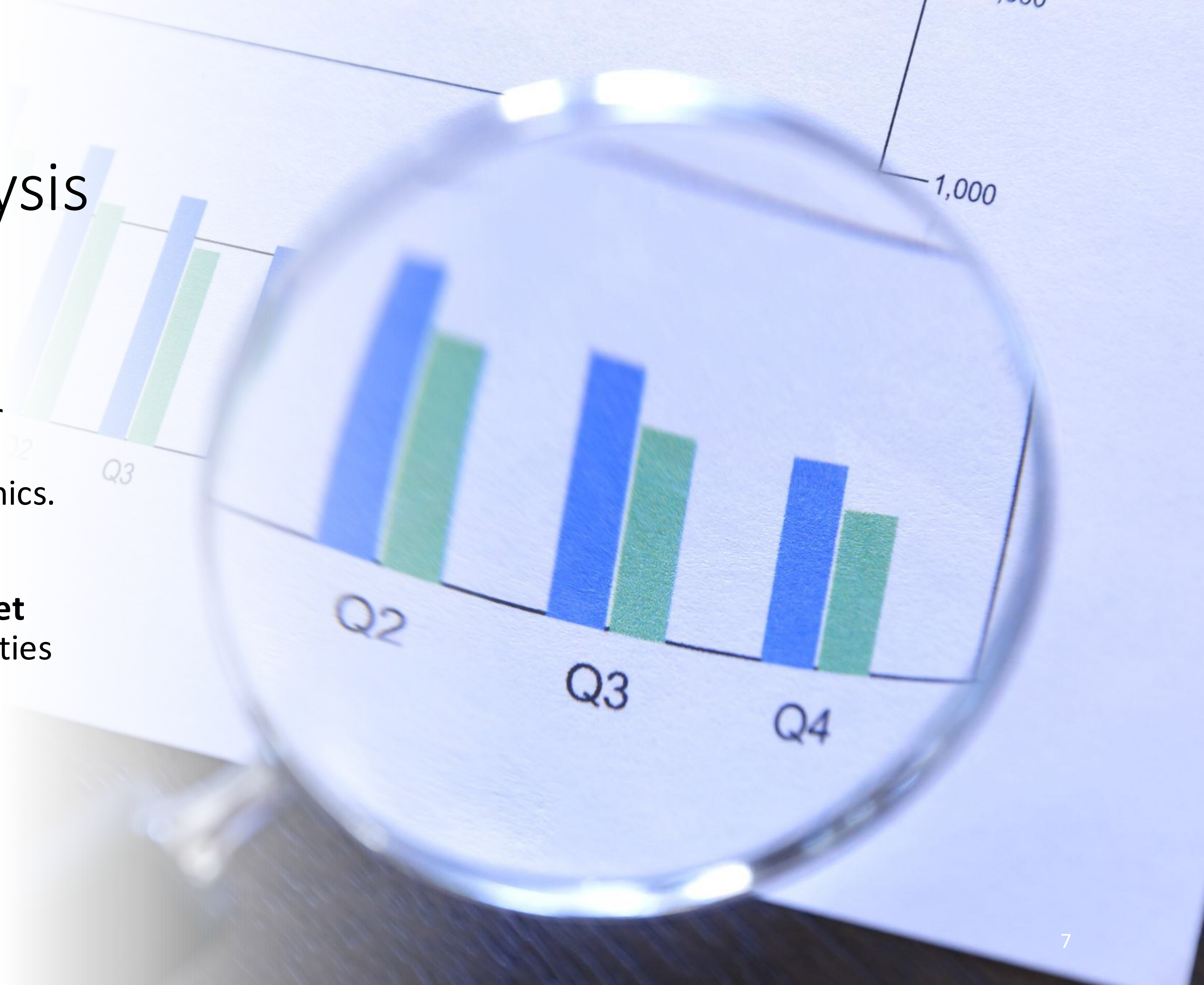
Identify Potential Properties

- **Property Search Active** Hand-picked properties based on your strategy, price, and returns.
- Regular updates on viable property listings.



Property Analysis

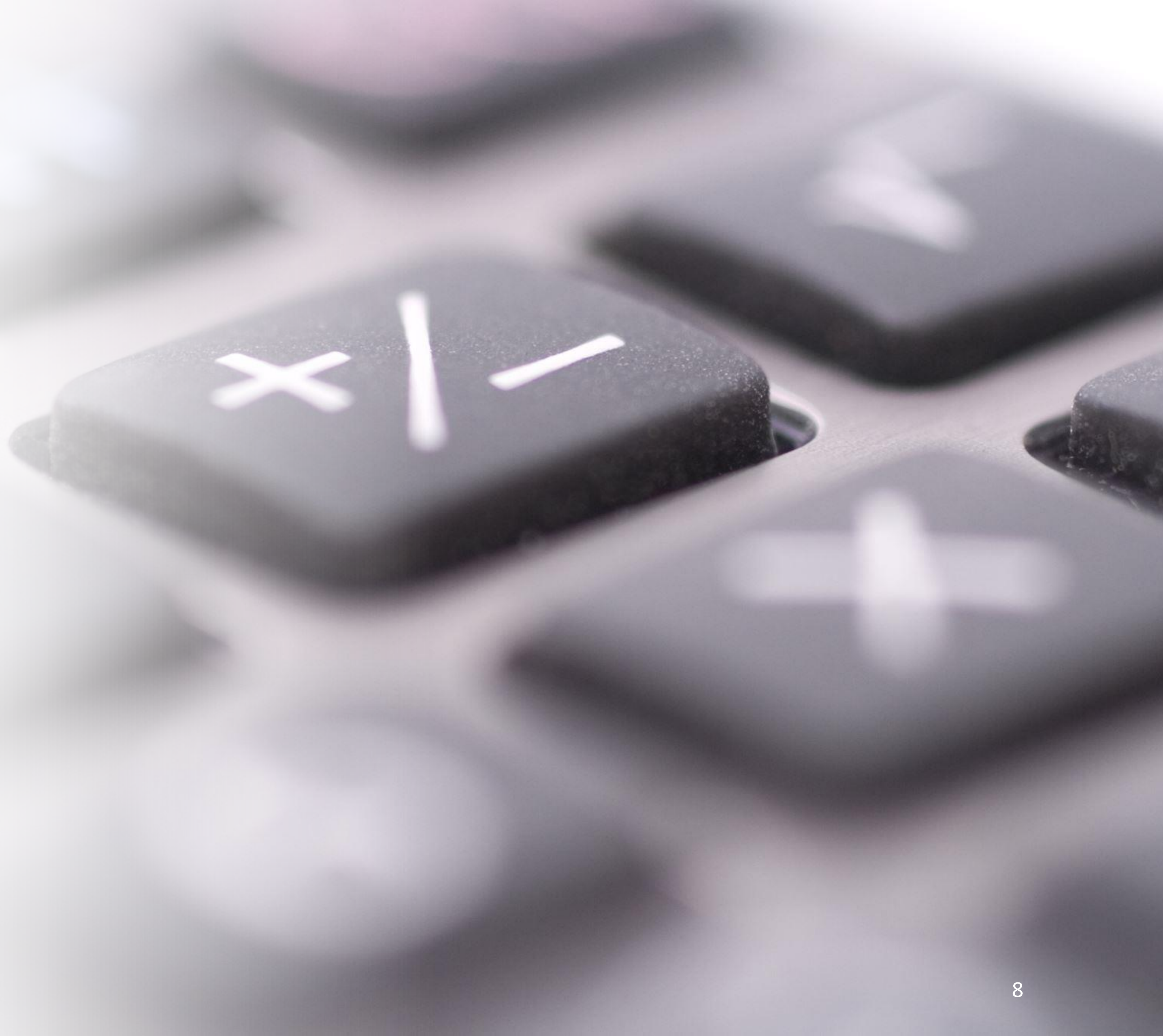
- **Comprehensive Review**: Property condition, repair estimates, legal status, neighborhood demographics.
- **CMA (Comparative Market Analysis)**: Sent for properties being considered.



Financial Analysis

- **Calculate Financials**: Purchase price, loan interest, property taxes, rental income, and other costs.

- Tool: [Cap Rate Calculator]



DUE DILIGENCE

- **Property Inspection**: Essential to avoid hidden issues.
- **Title Search**: Ensure no legal complications
- **Status Certificate:** Condo Rules/By laws/ Reserve Fund
- .**Inspectors**:
    - Mark Murphy
    - Gregg Cook
    - Kelly Hamyln

Negotiation & Offer

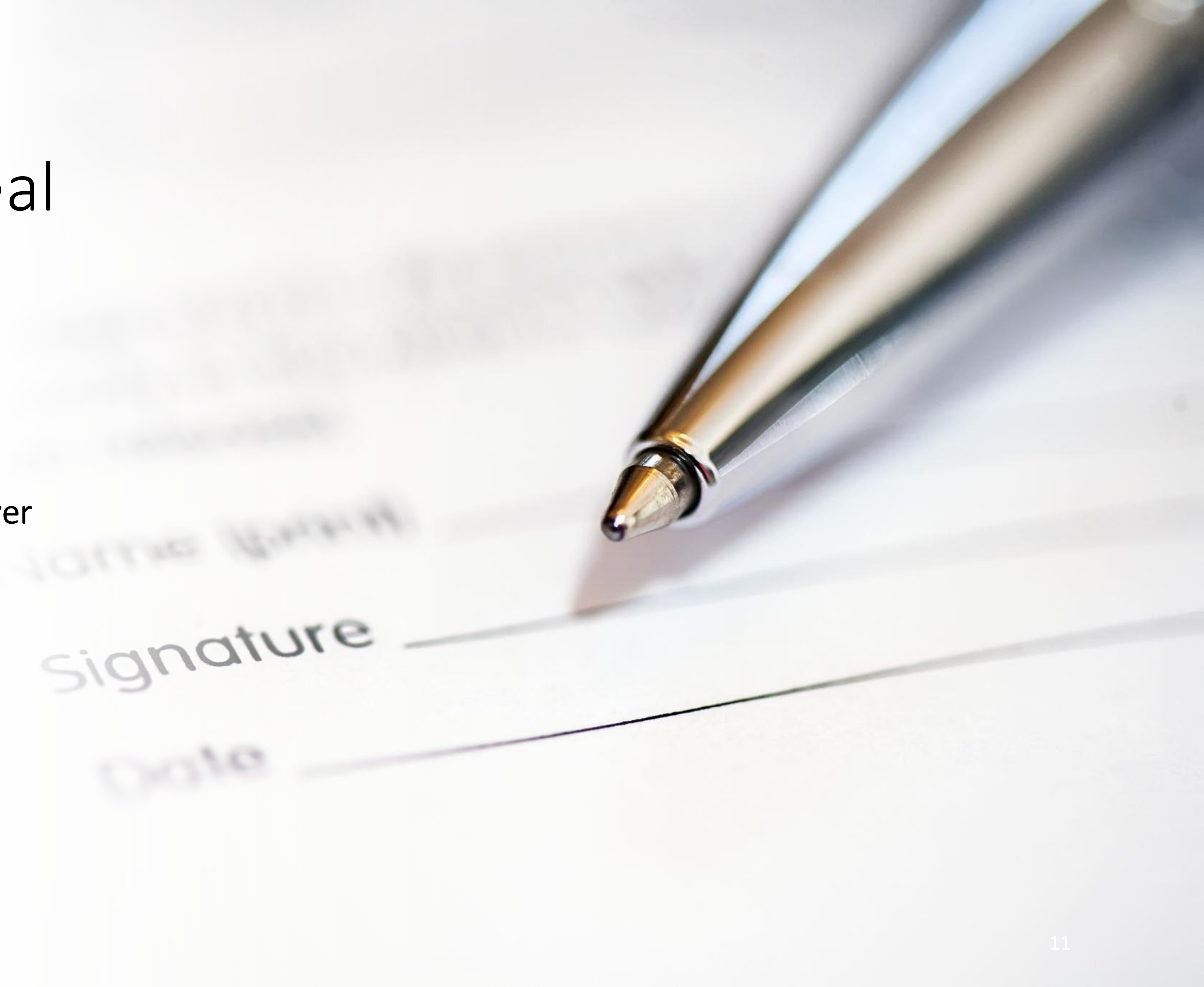
- **Make an Offer**: After due diligence, negotiate terms.
- Work with real estate agent to formalize the offer.

Closing the Deal

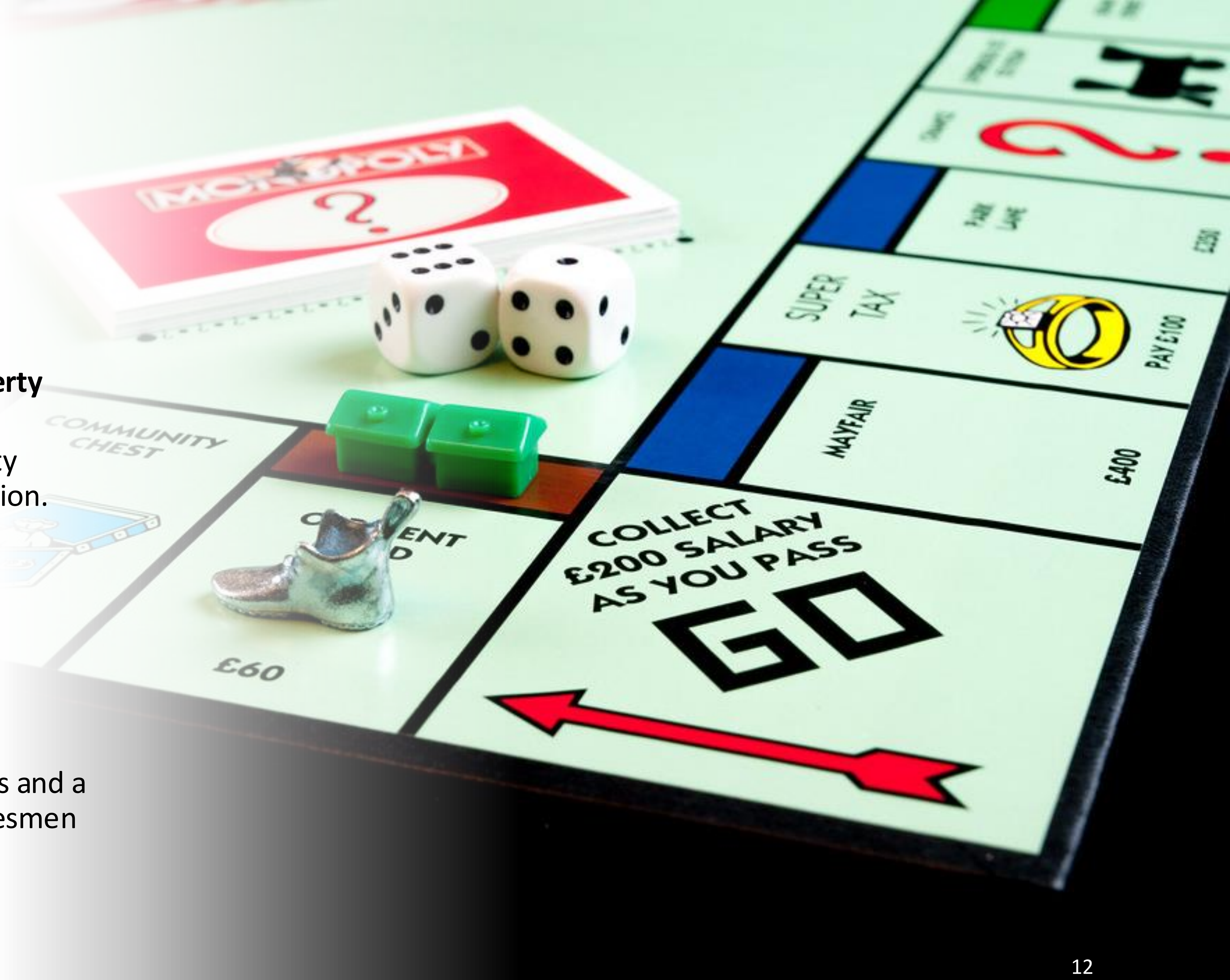
Steps to Finalize: Mortgage, insurance, and paperwork completion.

Key Contact :Xin Sun – Lawyer

XS Law, 519-681-9180 | xin@xsunlaw.com

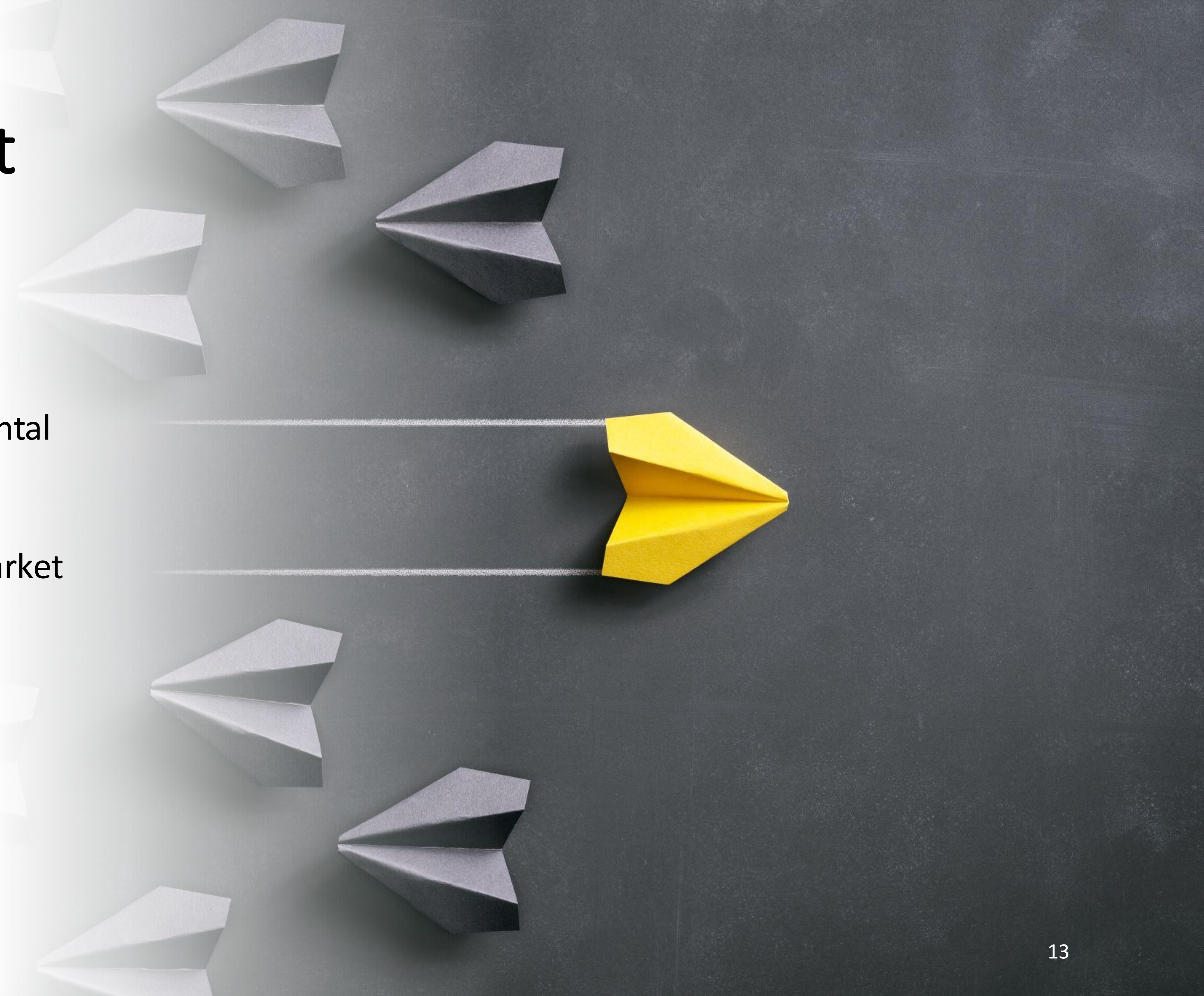


Property Management



- **Self-Manage vs. Hiring a Property Manager**:
  - Tenant screening, property maintenance, rent collection.
- **Key Options**:
  - SPM Strano Property Management: stranoproperties.ca
  - Harrison Carter Group: harrisoncartergroup.com
  - RPM: Managed properties and a team of contractors/tradesmen available.

Develop an Exit Strategy



- **Planning for the Future**:
    - Hold for long-term rental income or sell after appreciation.
- Continuous updates on market conditions and new opportunities.

Summary & Next Steps

- Structured, step-by-step approach to real estate investment.
- Patience, persistence, and flexibility are key to success.