Proforma Calculator

Select Product

Product available: **5**

Rental Income

Monthly Rent: **$51,200.00**/ Annual Rent: **$614,400.00**

Input the specifics for each unit included in your project. Include the number of each unit type, the area of each unit, and the rent per unit.

Unit Profile 1

Is Affordable

Type of unit	3 Bedroom
Number of units	14
Unit area (sq ft)	1050
Rent per unit ($)	2800
Storage rent ($)	$
Parking rent ($)	$

Monthly Rent: **$39,200.00**/ Annual Rent: **$470,400.00**/ Total Living Space: **14700 sqft**

Unit Profile 2

Is Affordable

Type of unit	1 Bedroom
Number of units	6
Unit area (sq ft)	sq ft
Rent per unit ($)	2000
Storage rent ($)	$
Parking rent ($)	$

Monthly Rent: **$12,000.00**/ Annual Rent: **$144,000.00**/ Total Living Space: **0 sqft**

+ Add unit

Income Summary

GPI: **$614,400.00**/ EGI: **$ 583680.00**/ NOI: **$478,617.60**

Annual Gross Potential Income (GPI) **$614,400.00**

Your project's maximum potential revenue assuming all units are occupied at the highest achievable rental rate.

Vacancy & Bad Debt Allowance ⓘ **-$30,720.00**

An estimate of how often and for how long units may remain vacant, expressed as a percentage of the GPI.

1 %	2 %	5 %	7 %	Custom

Effective Gross Income (EGI) ⓘ **$ 583680.00**

Effective gross income (EGI) is the Gross Potential Income plus other income minus vacancy.

Calculate Operating Expenses (OpEx) **-$105,062.40**

EGI x OpEx Rate (%)	Total Cost

15 %	18 %	20 %	Custom

Annual Net Operating Income (NOI) ⓘ **$478,617.60**

The net operating income figure is a property's full income, minus the total operating expenses. This formula is typically used to quickly calculate the profitability of a particular investment.

Construction Financing

Required Equity Total: **$1,602,562.50**/ Total Project Cost: **$8,327,562.50**

Project Cost

Total Cost	Cost per Sq Ft

Land costs ($)	2000000
Construction (Hard) costs ($)	5500000
Soft costs ($)	0

Please check if you have one of these:

- [ ] I have Land Loan
- [ ] I have Construction Loan

Land Loan

Term for Land Loan (years)	1.5

Land Loan Equity Rate (%)

5 %	10 %	25 %	Custom

Land Loan Amount ($)	1500000
Land Loan Interest Rate (%)	7
Land Loan Interest Cost ($)	157500.00

Construction Loan

Term for Construction Loan (years)	1.5

Construction Loan Equity Rate (%)

5 %	10 %	25 %	Custom

Construction Loan Amount ($)	5225000.00
Construction Loan Interest Rate (%)	7
Construction Loan Interest Cost ($)	274312.50

Contingency Reserve ($)	261250
5	%
Financing Fees ($)	134500
2	%

Total Loan

Total Loan ($)	6725000.00
Required Equity Total ($)	1602562.50
Total Interest Cost ($)	431812.50
Total Project Cost ($)	8327562.50

Permanent Financing

DSCR: **1.10 %**/ Max Loan Amount: **$9,373,632.76**

NOI ($)	478617.60
Target DSCR	1.1
Annual interest rate (CMHC - MLI select) (%)	3.8
Amortization (years)	45
Monthly Debt Service ($)	36258.91
Annual Debt Service ($)	435106.91
Maximum Loan Amount ($)	9373632.76
Max LTV (%)	
Property Appraisal ($)	
All Existing Loans ($)	6725000.00
All Equity Required ($)	1602562.50
Capital Surplus / Deficit ($)	1046070.26
Loan to Cost (LTC) (%)	112.56
Cash on Cash (%)	1.65

Net Operating Income: **$478,617.60**
Cash-on-Cash Return: **1.65 %**
Capital Equity Required: **$1,602,562.50**

Generate Report

Mortgage & Amortization

Mortgage Monthly Payment: **$36,258.91**
Total Principal Paid (12 months): **$442,765.58**
Loan Balance After 12 Months: **-$442,765.59**