

Investit is a real estate analysis software package, loaded with dynamic software programs for **both commercial and residential realtors**. Even learning about real estate is straight forward, thanks to extensive Help Messages and Practice Exercises. And you can customize Investit to suit your own personal needs. Build your own templates using your own descriptions.

"I have Investit, and it is outstanding. It has made me money, and makes me look good to my clients. Many thanks!" **Bob Vesey, Re/Max**

\$325 for all 6 programs (plus shipping \$15.00)

Powerful, Versatile, Easy to Use, and so Affordable

The right tool for every real estate professional.

Investit consists of 6 vital real estate programs:

1. Calculator

Helps you solve real estate and financing problems quickly and accurately.

- *Time Value of Money*
- *Compounding Annual Growth*
- *Discounted Cash Flow*
- *Standard Mortgage*
- *Effective Interest Rate*
- *Mortgage Discount*
- *Seller Take-Back Mortgage*
- *Mortgage Takeover*
- *Mortgage Renegotiation*
- *Home Financing*
- *Income Property Financing*
- *Mortgage Rate Buy Down*
- *Residential Building Breakeven*
- *Commercial Building Breakeven*
- *Imperial/Metric Converter*
- *Area Calculator*
- *Number of Days between two Dates*
- *Basic Calculator*

2. Analyzer

Gives you the power to furnish financial statements that are easy to develop, modify and analyze. Produce Income and Expense statement for three types of properties:

- *Rental Apartment Buildings*
- *Commercial Properties*
- *Mixed-Use Buildings*

Analyzer also executes financial measures such as the Cap Rate, Debt Service Ratio, Gross Income Multiplier, Operating Expense Ratio and others that are used to evaluate the financial performance of a building.

3. Developer

Determine the development costs and profit potential for any kind of real estate development! Developer has four programs to help you assess and forecast as a:

- *Land Developer*
- *Home Builder*
- *Commercial Developer*
- *Multi-Family Developer*

4. Financier

Explore unique and complicated financing schemes with Financier's flexible options:

- *8 fixed and variable payment schemes*
- *Fixed and variable interest rates*
- *Multiple terms and varying amortization periods*
- *Additional payment and borrowing feature*

5. Investor

Ideal for analyzing long-term real estate investments (shopping centres, office towers); perfect for comparing investments, lease vs buy, and for performing "what if" scenarios! With Investor, you can develop:

- *Income and Expense Schedules*
- *Capital Cost Allowance Schedules*
- *Mortgage Schedules and creative financing options*
- *Operating Cash Flows, Cash Flow from sale, and Net Cash Flow... all before and after tax!*

Investor also calculates:

- *Net Present Value (NPV)*
- *Internal Rate of Return (IRR)*
- *Modified Internal Rate of Return (MIRR)*
- *Year by Year Debt Service Ratio and Default Ratios and many others.*

Plus... with Investor's powerful Projection and Sale wizards, quickly project revenues, expenses and sale prices using a variety of methods.

IT'S JUST THAT SIMPLE!

6. Resources

Resources gives you the "how to" of listing, selling, and evaluating real estate properties. The program provides authoritative articles, checklists, formulas, practice exercises and other aids to evaluate and analyze real estate assets with confidence.

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Act fast! Only Investit registered users will be able to upgrade to the Pro Edition for \$250 when released.



Investit Pro

Release date: late 2005

Investit Pro will be comparable in scope to much more expensive programs such as Argus (\$5,000) and the lease analysis program ProCalc (\$3,000) but much easier to use and much more affordable and has a unique educational focus to help the users learn more about commercial real estate, investment, development and financial analysis.

The price range will be in the \$1,500 to \$1900. Registered Investit users will be able to upgrade to Investit Pro for \$250

Investit Pro features

1. Simple analysis is simple to do. As an example, there will be Retail Pro and Retail Express templates. Entries can be input into the program either monthly or annually as Year 1, Month 1, or as Jan/2004 etc.

For a simple retail analysis, with a few tenants and straightforward leases, the user can use Retail Express. For the analysis of a major shopping center, which involves many tenants with complex leases, then the Retail Pro template can be used. Retail Pro allows the large number of tenants to be entered in a detailed rent roll that allows for base rent, free rent & percentage rents, rent caps and expense stops, multiple recoverable pools. Categories of revenues and expenses can also be set up to create profit centres etc.

2. Projection Wizard Pro allows for complex leases and projection formats for monthly entries.
3. The program can be customized and easily adapted to any kind of real estate investment or development analysis, including:
 - Office building, shopping centers, apartment and industrial buildings, hotels
 - Land subdivisions and phased real estate developments
 - Marinas, trailer parks, parking garages, mini-warehouses etc.
 - Lease analysis and lease comparison analysis from a landlord and tenant perspective
 - Lease versus Buy analysis
 - Specific templates will be provided for analyzing a wide variety of real estate investments. The user can customize and build templates.
 - User defined entry choices. Users can set up their own entry choices. As an example;
Marinas: \$ per Boat per Month
Nursing Home: \$ per Bed per Day
4. International in scope with currency choices and a currency conversion feature and the ability to change the measurement system using metric or imperial measures or other measurement systems.
5. Report flexibility. Investit Preferences and Report Preferences allow the user to enter and set up the information they want to be included on the Title Page, on each report, including a universal disclaimer statement, select their preferred fonts etc. Jazz up your presentation with your logo, photographs and graphs etc.,
6. Effortless exporting to PDF file format & Excel for customizing of reports, development of additional analysis, graphs, for e-mailing etc.
7. Transfer of data from Analyzer Pro to Investor Pro and transfer of common data, such as property and client information, between programs so that the information is only entered once.
8. Multi-project comparison analysis allows projects to be compared side by side.
9. Multi-choice analysis which can be used to answer questions such as;
 - Should I rent to one tenant or three smaller tenants?
 - Buy one large building or several smaller buildings?

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