

SOLD BY ROMONA

GTA + SIMCOE COUNTY



Investor Cash Flow Checklist

Plan your
next move
with confidence.

INVESTING



Romona Okereke

Real Estate Salesperson | eXp Realty, Brokerage

01 / REVIEW THE PROPERTY

Review the property

Use evidence for your estimates and identify what still needs verification.

- ☐ **Define the property and intended use**
Record the location, property type and proposed rental arrangement.
- ☐ **Review price and comparable sales**
Consider condition and required work alongside the asking price.
- ☐ **Estimate realistic rental income**
Use comparable rentals and existing lease information where applicable.
- ☐ **Assess local rental demand**
Consider vacancy, turnover and the time needed to prepare and lease the property.
- ☐ **Check expenses and condition**
Review taxes, insurance, condo fees, utilities and near-term repairs.
- ☐ **Verify permissions and obligations**
Have the appropriate professionals review legal use, tenancy matters and condo restrictions before relying on an assumption.

MY INVESTMENT NOTES

Property address

Purchase price and initial work

Evidence still needed

02 / ESTIMATE MONTHLY CASH FLOW

Estimate monthly cash flow

Use consistent monthly amounts and include realistic allowances.

MY MONTHLY CASH FLOW WORKSHEET

Scheduled rental and other property income	\$ _____
Less: vacancy and uncollected-rent allowance	\$ _____
Income after allowance	\$ _____
Full mortgage payment (principal and interest)	\$ _____
Property taxes and insurance	\$ _____
Condo fees and owner-paid utilities	\$ _____
Maintenance and major-repair reserve	\$ _____
Management, leasing and other costs	\$ _____
Total cash expenses and reserves	\$ _____
Estimated cash flow: income after allowance minus costs	\$ _____

- **Read the result correctly**
This is a planning estimate before income tax, not taxable profit or net operating income. Do not deduct vacancy twice. Keep purchase, closing and initial renovation funds separate.

03 / TEST YOUR STRATEGY

Test your strategy

Consider how the plan performs when costs, income or timing change.

☐ **Define your goal and holding period**

Consider cash flow, future flexibility and the role of the property in your wider plans.

☐ **Test a slower rental period**

Review how your budget handles vacancy or a lower achievable rent.

☐ **Test higher costs**

Allow for repairs, insurance changes, condo fees and future financing costs.

☐ **Understand landlord responsibilities**

Review applicable tenancy requirements with an appropriate professional.

☐ **Plan your reserve and exit**

Decide what funds to keep available and how selling costs affect the plan.

☐ **Review with qualified advisers**

Confirm legal, tax and financing assumptions. Future income and appreciation are not guaranteed.

MY INVESTMENT STRATEGY

Primary investment goal

Holding period and reserve

Questions before proceeding

Let's plan your next move.



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Every property needs a careful review of its numbers and responsibilities. Romona can help you organize your questions and compare opportunities against your goals.

GTA + Simcoe County

COMPLIMENTARY 15-MINUTE CONSULTATION

Investment Strategy Call

Email Romona to arrange a time

[416-342-3870](tel:416-342-3870) | SoldByRomona.com

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USEFUL REFERENCES

[Ontario | Guide to the standard lease](#)

[Condominium Authority of Ontario | Status certificates](#)

General information only. Confirm property details, costs and eligibility with qualified legal, tax, financial and mortgage professionals. Information reviewed October 7, 2026.