



## Purchase Plus Improvement Mortgages

Great program for the Flip to Yourself strategy!

This program, supported by mortgage insurers like CMHC, Sagen, and Canada Guaranty, allows investors to bundle the cost of purchasing a property with the funds needed for renovations into a single mortgage.

Here's how it specifically helps investors overcome financing difficulties:

- **Low Down Payment:** Buy and renovate with as little as 5% down, reducing upfront cash needs.
- **Affordable Entry:** Target cheaper fixer-uppers and fund upgrades via the mortgage, bypassing pricier turnkey properties.
- **Single Loan:** Combines purchase and renovation costs at a low mortgage rate, avoiding high-interest alternatives.
- **Quick Equity Boost:** Renovate immediately to increase property value, improving future financing odds.
- **Easier Approval:** Mortgage insurance (e.g., CMHC) helps investors with weaker credit or income qualify through prime lenders.
- **Higher Cash Flow:** Upgrade properties to raise rental income without separate loans.
- **Market Access:** Enter competitive markets by fixing up undervalued homes.
- Investors must plan for initial renovation costs (reimbursed later) and ensure upgrades add sufficient value, but PPI offers a powerful way to overcome financing hurdles and build wealth through real estate.

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