

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Charmaine, Nikkita and Lois
 Tenant-Buyer Initial Down Payment: \$35000

Location: Waterloo
 RTO Term: 4 years



		Projections
Property Purchase Price		\$705,000
Tenant-Buyer Initial Down Payment		\$35,000
Financing: 1st Mortgage (80%, 3%, 30-yr amortization)		\$564,000
Investment Summary:		
Down Payment to Lender (20%)		\$141,000
Land Transfer Tax		\$10,575
Legal Costs		\$2,000
Lender Appraisal		\$400
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$35,000
Estimated Total Investment		\$130,975

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4 yrs		\$850,180	
Subtract: Remaining Mtg Balance		-\$514,568	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$130,975	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$35,000	
Subtract: Accrued Tenant-Buyer Down Payment	(\$680 x 48 months)	-\$32,640	
Estimated Profit/Return from Sale to Tenant-Buyer		\$125,997	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,880	\$46,560	\$186,240	
Subtract: Monthly Mortgage Payment	-\$2,372	-\$28,464	-\$113,856	
Subtract: Property Tax Expense	-\$284	-\$3,408	-\$13,632	
Subtract: Property Insurance Expense	-\$167	-\$2,004	-\$8,016	
Estimated Profit From Monthly Cash Flow	\$1,057	\$12,684	\$50,736	

Estimated Profit from Cash Flow & Sale		\$176,733
Return on Investment (% per annum)		34
Return on Investment (% over 4 years)		135

If you would like to help this tenant-buyer Rent to Own, please contact Rachel Oliver.

Email: rachel@rethinkrentals.com **Phone or Text:** 416-450-1940