

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Felicia
 Tenant-Buyer Initial Down Payment: \$35000

Location: Hamilton
 RTO Term: 3 years



| | | Projections |
|--|--|------------------|
| Property Purchase Price | | \$649,900 |
| Tenant-Buyer Initial Down Payment | | \$35,000 |
| Financing: 1st Mortgage (80%, 3%, 30-yr amortization) | | \$519,920 |
| Investment Summary: | | |
| Down Payment to Lender (20%) | | \$129,980 |
| Land Transfer Tax | | \$9,475 |
| Legal Costs | | \$2,000 |
| Lender Appraisal | | \$400 |
| Broker Fee | | \$12,000 |
| Less: Tenant-Buyer Initial Down Payment | | -\$35,000 |
| Estimated Total Investment | | \$118,855 |

| Profit from Sale at End of RTO Term | | | |
|--|---------------------|-----------------|--|
| Appreciative Sale Price 3yrs | | \$748,050 | |
| Subtract: Remaining Mtg Balance | | -\$486,257 | |
| Subtract: Legal Closing Costs | | -\$1,000 | |
| Subtract: Initial Investment | | -\$118,855 | |
| Subtract: Disposition Fee | 36 | -\$8,000 | |
| Subtract: Initial Tenant-Buyer Initial Down Payment | | -\$35,000 | |
| Subtract: Accrued Tenant-Buyer Down Payment | (\$825 x 36 months) | -\$29,700 | |
| Estimated Profit/Return from Sale to Tenant-Buyer | | \$69,238 | |

| Profit From Monthly Cashflow | Monthly | Annually | Full-Term | |
|--|----------------|-----------------|------------------|--|
| Total Monthly Lease Payment Amount | \$3,925 | \$47,100 | \$141,300 | |
| Subtract: Monthly Mortgage Payment | -\$2,187 | -\$26,244 | -\$78,732 | |
| Subtract: Property Tax Expense | -\$350 | -\$4,200 | -\$12,600 | |
| Subtract: Property Insurance Expense | -\$167 | -\$2,004 | -\$6,012 | |
| Estimated Profit From Monthly Cash Flow | \$1,221 | \$14,652 | \$43,956 | |

| | | |
|---|--|------------------|
| Estimated Profit from Cash Flow & Sale | | \$113,194 |
| Return on Investment (% per annum) | | 32 |
| Return on Investment (% over 3 years) | | 95 |

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

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