

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Peter
 Tenant-Buyer Initial Down Payment: \$35,000

Location: St Catherines
 RTO Term: 4 years



		Projections
Property Purchase Price		\$749,000
Tenant-Buyer Initial Down Payment		\$35,000
Financing: 1st Mortgage (80%, 3%, 30-yr amortization)		\$599,200
Investment Summary:		
Down Payment to Lender (20%)		\$149,800
Land Transfer Tax		\$11,500
Legal Costs		\$2,000
Lender Appraisal		\$400
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$35,000
Estimated Total Investment		\$140,700

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$900,054	
Subtract: Remaining Mtg Balance		-\$546,682	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$140,700	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$35,000	
Subtract: Accrued Tenant-Buyer Down Payment	(\$912 x 48 months)	-\$43,776	
Estimated Profit/Return from Sale to Tenant-Buyer		\$122,896	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$4,412	\$52,944	\$211,776	
Subtract: Monthly Mortgage Payment	-\$2,520	-\$30,240	-\$120,960	
Subtract: Property Tax Expense	-\$425	-\$5,100	-\$20,400	
Subtract: Property Insurance Expense	-\$183	-\$2,196	-\$8,784	
Estimated Profit From Monthly Cash Flow	\$1,284	\$15,408	\$61,632	

Estimated Profit from Cash Flow & Sale		\$184,528
Return on Investment (% per annum)		33
Return on Investment (% over 4 years)		131

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

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