

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Rita K
 Tenant-Buyer Initial Down Payment: \$25,000

Location: Windsor
 RTO Term: 4 years



		Projections
Property Purchase Price		\$385,000
Tenant-Buyer Initial Down Payment		\$25,000
Financing: 1st Mortgage (80%, 3%, 30-yr amortization)		\$308,000
Investment Summary:		
Down Payment to Lender (20%)		\$77,000
Land Transfer Tax		\$4,250
Legal Costs		\$2,000
Lender Appraisal		\$400
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$25,000
Estimated Total Investment		\$70,650

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$465,645	
Subtract: Remaining Mtg Balance		-\$281,005	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$70,650	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$25,000	
Subtract: Accrued Tenant-Buyer Down Payment	(\$308 x 48 months)	-\$14,784	
Estimated Profit/Return from Sale to Tenant-Buyer		\$63,206	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$2,258	\$27,096	\$108,384	
Subtract: Monthly Mortgage Payment	-\$1,295	-\$15,540	-\$62,160	
Subtract: Property Tax Expense	-\$210	-\$2,520	-\$10,080	
Subtract: Property Insurance Expense	-\$183	-\$2,196	-\$8,784	
Estimated Profit From Monthly Cash Flow	\$570	\$6,840	\$27,360	

Estimated Profit from Cash Flow & Sale	\$90,566
Return on Investment (% per annum)	32
Return on Investment (% over 4 years)	128

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