

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Jeff P
 Tenant-Buyer Initial Down Payment: \$15,000

Location: Brockville
 RTO Term: 3 years



| | | Projections |
|--|--|------------------|
| Property Purchase Price | | \$325,000 |
| Tenant-Buyer Initial Down Payment | | \$15,000 |
| Financing: 1st Mortgage (80%, 3%, 30-yr amortization) | | \$260,000 |
| Investment Summary: | | |
| Down Payment to Lender (20%) | | \$65,000 |
| Land Transfer Tax | | \$3,400 |
| Legal Costs | | \$2,000 |
| Lender Appraisal | | \$400 |
| Broker Fee | | \$12,000 |
| Less: Tenant-Buyer Initial Down Payment | | -\$15,000 |
| Estimated Total Investment | | \$67,800 |

| Profit from Sale at End of RTO Term | | | |
|--|-------------------|-----------------|--|
| Appreciative Sale Price 3yrs | | \$380,319 | |
| Subtract: Remaining Mtg Balance | | -\$243,166 | |
| Subtract: Legal Closing Costs | | -\$1,000 | |
| Subtract: Initial Investment | | -\$67,800 | |
| Subtract: Disposition Fee | 36 | -\$8,000 | |
| Subtract: Initial Tenant-Buyer Initial Down Payment | | -\$15,000 | |
| Subtract: Accrued Tenant-Buyer Down Payment | (475 x 36 months) | -\$17,100 | |
| Estimated Profit/Return from Sale to Tenant-Buyer | | \$28,253 | |

| Profit From Monthly Cashflow | Monthly | Annually | Full-Term | |
|--|--------------|-----------------|------------------|--|
| Total Monthly Lease Payment Amount | \$2,190 | \$26,280 | \$78,840 | |
| Subtract: Monthly Mortgage Payment | -\$1,009 | -\$12,108 | -\$36,324 | |
| Subtract: Property Tax Expense | -\$184 | -\$2,208 | -\$6,624 | |
| Subtract: Property Insurance Expense | -\$160 | -\$1,920 | -\$5,760 | |
| Estimated Profit From Monthly Cash Flow | \$837 | \$10,044 | \$30,132 | |

| | | |
|---|--|-----------------|
| Estimated Profit from Cash Flow & Sale | | \$58,385 |
| Return on Investment (% per annum) | | 29 |
| Return on Investment (% over 3 years) | | 86 |

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