

## Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Matthew and Shelby  
 Tenant-Buyer Initial Down Payment: \$22,000

Location: Kingston  
 RTO Term: 4 years



		Projections
<b>Property Purchase Price</b>		<b>\$430,000</b>
<b>Tenant-Buyer Initial Down Payment</b>		<b>\$22,000</b>
<b>Financing: 1st Mortgage (80%, 3%, 25-yr amortization)</b>		\$344,000
<b>Investment Summary:</b>		
Down Payment to Lender (20%)		\$86,000
Est. Land Transfer Tax		\$5,100
Est. Legal Costs		<b>\$2,000</b>
Est. Lender Appraisal		\$600
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$22,000
<b>Estimated Total Investment</b>		<b>\$83,700</b>

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		<b>\$520,720</b>	
Subtract: Remaining Mtg Balance		<b>-\$313,850</b>	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$83,700	
Subtract Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$22,000	
Subtract: Accrued Tenant-Buyer Down Payment	(\$462 x 48 months)	-\$22,176	
<b>Estimated Profit/Return from Sale to Tenant-Buyer</b>		<b>\$67,994</b>	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	<b>\$2,682</b>	\$32,184	<b>\$128,736</b>	
Subtract: Monthly Mortgage Payment	<b>-\$1,447</b>	-\$17,364	<b>-\$69,456</b>	
Subtract: Property Tax Expense	-\$192	-\$2,304	<b>-\$9,216</b>	
Subtract: Property Insurance Expense	-\$183	-\$2,196	<b>-\$8,784</b>	
<b>Estimated Profit From Monthly Cash Flow</b>	<b>\$860</b>	<b>\$10,320</b>	<b>\$41,280</b>	

<b>Estimated Profit from Cash Flow &amp; Sale</b>	<b>\$109,274</b>
<b>Return on Investment (% per annum)</b>	<b>33</b>
<b>Return on Investment (% over 4 years)</b>	<b>131</b>

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