

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Akinet and Anuhema
 Tenant-Buyer Initial Down Payment: \$58,000

Location: Kitchener
 RTO Term: 1 years



		Projections
Property Purchase Price		\$581,000
Tenant-Buyer Initial Down Payment		\$58,000
Financing: 1st Mortgage (80%, 3%, 30-yr amortization)		\$464,800
Investment Summary:		
Down Payment to Lender (20%)		\$116,200
Land Transfer Tax		\$8,100
Legal Costs		\$2,000
Lender Appraisal		\$400
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$58,000
Estimated Total Investment		\$80,700

Profit from Sale at End of RTO Term			
Appreciative Sale Price 1yrs		\$615,837	
Subtract: Remaining Mtg Balance		-\$455,066	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$80,700	
Subtract: Disposition Fee	12	-\$4,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$58,000	
Subtract: Accrued Tenant-Buyer Down Payment	(280 x 12 months)	-\$3,360	
Estimated Profit/Return from Sale to Tenant-Buyer		\$13,711	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$2,800	\$33,600	\$33,600	
Subtract: Monthly Mortgage Payment	-\$1,955	-\$23,460	-\$23,460	
Subtract: Property Tax Expense	-\$250	-\$3,000	-\$3,000	
Subtract: Property Insurance Expense	-\$100	-\$1,200	-\$1,200	
Estimated Profit From Monthly Cash Flow	\$495	\$5,940	\$5,940	

Estimated Profit from Cash Flow & Sale	\$19,651
Return on Investment (% per annum)	24
Return on Investment (% over 1years)	24

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

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