

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Peter and Amanda
 Tenant-Buyer Initial Down Payment: \$15,000

Location: Penetang
 RTO Term: 3 years



		Projections
Property Purchase Price		\$450,000
Tenant-Buyer Initial Down Payment		\$15,000
Financing: 1st Mortgage (80%, 3%, 30-yr amortization)		\$360,000
Investment Summary:		
Down Payment to Lender (20%)		\$90,000
Land Transfer Tax		\$5,500
Legal Costs		\$2,000
Lender Appraisal		\$400
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$15,000
Estimated Total Investment		\$94,900

Profit from Sale at End of RTO Term			
Appreciative Sale Price 3yrs		\$522,479	
Subtract: Remaining Mtg Balance		-\$336,691	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$94,900	
Subtract: Disposition Fee	36	-\$8,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$15,000	
Subtract: Accrued Tenant-Buyer Down Payment	(805 x 36 months)	-\$28,980	
Estimated Profit/Return from Sale to Tenant-Buyer		\$37,908	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,085	\$37,020	\$111,060	
Subtract: Monthly Mortgage Payment	-\$1,514	-\$18,168	-\$54,504	
Subtract: Property Tax Expense	-\$200	-\$2,400	-\$7,200	
Subtract: Property Insurance Expense	-\$200	-\$2,400	-\$7,200	
Estimated Profit From Monthly Cash Flow	\$1,171	\$14,052	\$42,156	

Estimated Profit from Cash Flow & Sale	\$80,064
Return on Investment (% per annum)	28
Return on Investment (% over 3years)	84

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