

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Tashieka, Phillip, Paul
 Tenant-Buyer Initial Down Payment: \$20,000

Location: Wasaga Beach
 RTO Term: 4 years



		Projections
Property Purchase Price		\$605,000
Tenant-Buyer Initial Down Payment		\$20,000
Financing: 1st Mortgage (80%, 2.5%, 30-yr amortization)		\$484,000
Investment Summary:		
Down Payment to Lender (20%)		\$121,000
Land Transfer Tax		\$8,600
Legal Costs		\$2,000
Lender Appraisal		\$400
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$20,000
Estimated Total Investment		\$124,000

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$732,013	
Subtract: Remaining Mtg Balance		-\$438,324	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$124,000	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$20,000	
Subtract: Accrued Tenant-Buyer Down Payment	(900 x 48 months)	-\$43,200	
Estimated Profit/Return from Sale to Tenant-Buyer		\$95,489	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,500	\$42,000	\$168,000	
Subtract: Monthly Mortgage Payment	-\$1,909	-\$22,908	-\$91,632	
Subtract: Property Tax Expense	-\$284	-\$3,408	-\$13,632	
Subtract: Property Insurance Expense	-\$100	-\$1,200	-\$4,800	
Estimated Profit From Monthly Cash Flow	\$1,207	\$14,484	\$57,936	

Estimated Profit from Cash Flow & Sale		\$153,425
Return on Investment (% per annum)		31
Return on Investment (% over 4years)		124

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

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