

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

Tenant-Buyer: Valdemiro and Mindy  
 Tenant-Buyer Initial Down Payment: \$30,000

Location: Barrie  
 RTO Term: 4 years



		Projections
<b>Property Purchase Price</b>		<b>\$700,000</b>
<b>Tenant-Buyer Initial Down Payment</b>		<b>\$30,000</b>
<b>Financing: 1st Mortgage (80%, 2.5%, 30-yr amortization)</b>		\$560,000
<b>Investment Summary:</b>		
Down Payment to Lender (20%)		\$140,000
Land Transfer Tax		\$10,500
Legal Costs		\$2,000
Lender Appraisal		\$600
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$30,000
<b>Estimated Total Investment</b>		<b>\$135,100</b>

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$841,172	
Subtract: Remaining Mtg Balance		-\$507,152	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$135,100	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$30,000	
Subtract: Accrued Tenant-Buyer Down Payment	(856 * 48 months)	-\$41,088	
<b>Estimated Profit/Return from Sale to Tenant-Buyer</b>		<b>\$116,832</b>	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term
Total Monthly Lease Payment Amount	\$3,881	\$46,572	<b>\$186,288</b>
Subtract: Monthly Mortgage Payment	-\$2,209	-\$26,508	<b>-\$106,032</b>
Subtract: Property Tax Expense	-\$275	-\$3,300	<b>-\$13,200</b>
Subtract: Property Insurance Expense	-\$200	-\$2,400	<b>-\$9,600</b>
<b>Estimated Profit From Monthly Cash Flow</b>	<b>\$1,197</b>	<b>\$14,364</b>	<b>\$57,456</b>

<b>Estimated Profit from Cash Flow &amp; Sale</b>		<b>\$174,288</b>
<b>Return on Investment (% per annum)</b>		<b>32</b>
<b>Return on Investment (% over 4years)</b>		<b>129</b>

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

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