

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Anita and Ehsan
 Tenant-Buyer Initial Down Payment: \$20,000

Location: St Catharines
 RTO Term: 4 years



		Projections
Property Purchase Price		\$524,900
Tenant-Buyer Initial Down Payment		\$20,000
Financing: 1st Mortgage (80%, 2.5%, 30-yr amortization)		\$419,920
Investment Summary:		
Down Payment to Lender (20%)		\$104,980
Land Transfer Tax		\$7,000
Legal Costs		\$2,000
Lender Appraisal		\$600
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$20,000
Estimated Total Investment		\$106,580

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$634,759	
Subtract: Remaining Mtg Balance		-\$380,292	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$106,580	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$20,000	
Subtract: Accrued Tenant-Buyer Down Payment	(750 x 48 months)	-\$36,000	
Estimated Profit/Return from Sale to Tenant-Buyer		\$80,887	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,200	\$38,400	\$153,600	
Subtract: Monthly Mortgage Payment	-\$1,656	-\$19,872	-\$79,488	
Subtract: Property Tax Expense	-\$205	-\$2,460	-\$9,840	
Subtract: Property Insurance Expense	-\$200	-\$2,400	-\$9,600	
Estimated Profit From Monthly Cash Flow	\$1,139	\$13,668	\$54,672	

Estimated Profit from Cash Flow & Sale	\$135,559
Return on Investment (% per annum)	32
Return on Investment (% over 4years)	127

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