

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Fabian and Dawn
 Tenant-Buyer Initial Down Payment: \$25,000

Location: Oshawa
 RTO Term: 4 years



		Projections
Property Purchase Price		\$650,000
Tenant-Buyer Initial Down Payment		\$25,000
Financing: 1st Mortgage (80%, 2.5%, 30-yr amortization)		\$520,000
Investment Summary:		
Down Payment to Lender (20%)		\$130,000
Land Transfer Tax		\$9,500
Legal Costs		\$2,000
Lender Appraisal		\$600
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$25,000
Estimated Total Investment		\$129,100

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$784,088	
Subtract: Remaining Mtg Balance		-\$470,927	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$129,100	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$25,000	
Subtract: Accrued Tenant-Buyer Down Payment	(854 x 48 months)	-\$40,992	
Estimated Profit/Return from Sale to Tenant-Buyer		\$107,069	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,704	\$44,448	\$177,792	
Subtract: Monthly Mortgage Payment	-\$2,051	-\$24,612	-\$98,448	
Subtract: Property Tax Expense	-\$260	-\$3,120	-\$12,480	
Subtract: Property Insurance Expense	-\$100	-\$1,200	-\$4,800	
Estimated Profit From Monthly Cash Flow	\$1,293	\$15,516	\$62,064	

Estimated Profit from Cash Flow & Sale		\$169,133
Return on Investment (% per annum)		33
Return on Investment (% over 4 years)		131

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