

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Felecia
 Tenant-Buyer Initial Down Payment: \$25,000

Location: Parry Sound
 RTO Term: 3 years



		Projections
Property Purchase Price		\$520,000
Tenant-Buyer Initial Down Payment		\$25,000
Financing: 1st Mortgage (80%, 2.5%, 30-yr amortization)		\$416,000
Investment Summary:		
Down Payment to Lender (20%)		\$104,000
Land Transfer Tax		\$6,900
Legal Costs		\$2,000
Lender Appraisal		\$600
Broker Fee		\$12,000
Less: Tenant-Buyer Initial Down Payment		-\$25,000
Estimated Total Investment		\$100,500

Profit from Sale at End of RTO Term			
Appreciative Sale Price 3yrs		\$601,800	
Subtract: Remaining Mtg Balance		-\$386,925	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$100,500	
Subtract: Disposition Fee	36	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$25,000	
Subtract: Accrued Tenant-Buyer Down Payment	(702 x 36 months)	-\$25,272	
Estimated Profit/Return from Sale to Tenant-Buyer		\$53,103	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,302	\$39,624	\$118,872	
Subtract: Monthly Mortgage Payment	-\$1,641	-\$19,692	-\$59,076	
Subtract: Property Tax Expense	-\$288	-\$3,456	-\$10,368	
Subtract: Property Insurance Expense	-\$200	-\$2,400	-\$7,200	
Estimated Profit From Monthly Cash Flow	\$1,173	\$14,076	\$42,228	

Estimated Profit from Cash Flow & Sale	\$95,331
Return on Investment (% per annum)	32
Return on Investment (% over 3years)	95

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

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