

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Bary and Merey
 Tenant-Buyer Initial Down Payment: \$40,000

Location: Bradford
 RTO Term: 3 years



		Projections
Property Purchase Price		\$850,000
Tenant-Buyer Initial Down Payment		\$40,000
Financing: 1st Mortgage (80%, 2.5%, 30-yr amortization)		\$680,000
Investment Summary:		
Down Payment to Lender (20%)		\$170,000
Land Transfer Tax		\$13,500
Legal Costs		\$2,000
Lender Appraisal		\$600
Premium Broker Fee		\$15,000
Less: Tenant-Buyer Initial Down Payment		-\$40,000
Estimated Total Investment		\$161,100

Profit from Sale at End of RTO Term			
Appreciative Sale Price 3yrs		\$969,991	
Subtract: Remaining Mtg Balance		-\$632,473	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$161,100	
Subtract: Disposition Fee	36	-\$8,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$40,000	
Subtract: Accrued Tenant-Buyer Down Payment	(1230 x 36 months)	-\$44,280	
Estimated Profit/Return from Sale to Tenant-Buyer		\$83,138	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$5,030	\$60,360	\$181,080	
Subtract: Monthly Mortgage Payment	-\$2,682	-\$32,184	-\$96,552	
Subtract: Property Tax Expense	-\$375	-\$4,500	-\$13,500	
Subtract: Property Insurance Expense	-\$217	-\$2,604	-\$7,812	
Estimated Profit From Monthly Cash Flow	\$1,756	\$21,072	\$63,216	

Estimated Profit from Cash Flow & Sale		\$146,354
Return on Investment (% per annum)		30
Return on Investment (% over 3years)		91

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

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