

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

Tenant-Buyer: Taylor and Dawn  
 Tenant-Buyer Initial Down Payment: \$15,000

Location: London  
 RTO Term: 4 years



		Projections
<b>Property Purchase Price</b>		<b>\$425,000</b>
<b>Tenant-Buyer Initial Down Payment</b>		<b>\$15,000</b>
<b>Financing: 1st Mortgage (80%, 2.5%, 30-yr amortization)</b>		\$340,000
<b>Investment Summary:</b>		
Down Payment to Lender (20%)		\$85,000
Land Transfer Tax		\$5,000
Legal Costs		\$2,000
Lender Appraisal		\$600
Broker Fee		<b>\$12,000</b>
Less: Tenant-Buyer Initial Down Payment		-\$15,000
<b>Estimated Total Investment</b>		<b>\$89,600</b>

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$514,820	
Subtract: Remaining Mtg Balance		<b>-\$307,914</b>	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$89,600	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$15,000	
Subtract: Accrued Tenant-Buyer Down Payment	(672 x 48 months)	-\$32,256	
<b>Estimated Profit/Return from Sale to Tenant-Buyer</b>		<b>\$59,050</b>	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$2,772	\$33,264	<b>\$133,056</b>	
Subtract: Monthly Mortgage Payment	<b>-\$1,341</b>	-\$16,092	<b>-\$64,368</b>	
Subtract: Property Tax Expense	-\$175	-\$2,100	<b>-\$8,400</b>	
Subtract: Property Insurance Expense	-\$233	-\$2,796	<b>-\$11,184</b>	
<b>Estimated Profit From Monthly Cash Flow</b>	<b>\$1,023</b>	<b>\$12,276</b>	<b>\$49,104</b>	

<b>Estimated Profit from Cash Flow &amp; Sale</b>		<b>\$108,154</b>
<b>Return on Investment (% per annum)</b>		<b>30</b>
<b>Return on Investment (% over 4years)</b>		<b>121</b>

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

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