

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Patrick and Bev
 Tenant-Buyer Initial Down Payment: \$20,000

Location: Merrickville
 RTO Term: 4 years



		Projections
Property Purchase Price		\$485,000
Tenant-Buyer Initial Down Payment		\$20,000
Financing: 1st Mortgage (80%, 3.50%, 30-yr amortization)		\$388,000
Investment Summary:		
Down Payment to Lender (20%)		\$97,000
Land Transfer Tax		\$6,200
Legal Costs		\$2,000
Lender Appraisal		\$600
Broker Fee		\$14,000
Less: Tenant-Buyer Initial Down Payment		-\$20,000
Estimated Total Investment		\$99,800

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$590,278	
Subtract: Remaining Mtg Balance		-\$356,465	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$99,800	
Subtract: Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$20,000	
Subtract: Accrued Tenant-Buyer Down Payment	625*48 months	-\$30,000	
Estimated Profit/Return from Sale to Tenant-Buyer		\$73,013	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,125	\$37,500	\$150,000	
Subtract: Monthly Mortgage Payment	-\$1,737	-\$20,844	-\$83,376	
Subtract: Property Tax Expense	-\$284	-\$3,408	-\$13,632	
Subtract: Property Insurance Expense	-\$233	-\$2,796	-\$11,184	
Estimated Profit From Monthly Cash Flow	\$871	\$10,452	\$41,808	

Estimated Profit from Cash Flow & Sale	\$114,821
Return on Investment (% per annum)	29
Return on Investment (% over 4years)	115

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