

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Tyler and Alejandra
 Tenant-Buyer Initial Down Payment: \$50,000

Location: London
 RTO Term: 4 years



| | | Projections |
|---|--|------------------|
| Property Purchase Price | | \$650,000 |
| Tenant-Buyer Initial Down Payment | | \$50,000 |
| Financing: 1st Mortgage (80%, 3.75%, 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 |
| PREMIUM Broker Fee | | \$16,000 |
| Less: Tenant-Buyer Initial Down Payment | | -\$50,000 |
| Estimated Total Investment | | \$108,100 |

| Profit from Sale at End of RTO Term | | | |
|--|----------------|------------------|--|
| Appreciative Sale Price 4yrs | | \$790,074 | |
| Subtract: Remaining Mtg Balance | | -\$479,325 | |
| Subtract: Legal Closing Costs | | -\$1,000 | |
| Subtract: Initial Investment | | -\$108,100 | |
| Subtract: Disposition Fee | 48 | -\$10,000 | |
| Subtract: Initial Tenant-Buyer Initial Down Payment | | -\$50,000 | |
| Subtract: Accrued Tenant-Buyer Down Payment | 379 *48 months | -\$18,192 | |
| Estimated Profit/Return from Sale to Tenant-Buyer | | \$123,457 | |

| Profit From Monthly Cashflow | Monthly | Annually | Full-Term | |
|--|--------------|----------------|-------------------|--|
| Total Monthly Lease Payment Amount | \$3,719 | \$44,628 | \$178,512 | |
| Subtract: Monthly Mortgage Payment | -\$2,400 | -\$28,800 | -\$115,200 | |
| Subtract: Property Tax Expense | -\$384 | -\$4,608 | -\$18,432 | |
| Subtract: Property Insurance Expense | -\$233 | -\$2,796 | -\$11,184 | |
| Estimated Profit From Monthly Cash Flow | \$702 | \$8,424 | \$33,696 | |

| | | |
|---|--|------------------|
| Estimated Profit from Cash Flow & Sale | | \$157,153 |
| Return on Investment (% per annum) | | 36 |
| Return on Investment (% over 4years) | | 145 |

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