

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Shelly and Floyd
 Tenant-Buyer Initial Down Payment: 35,000

Location: exeter
 RTO Term: 3 years



		Projections
Property Purchase Price		\$499,900
Tenant-Buyer Initial Down Payment		\$35,000
Financing: 1st Mortgage (80%, 3.75%, 30-yr amortization)		\$399,920
Investment Summary:		
Down Payment to Lender (20%)		\$99,980
Land Transfer Tax		\$6,500
Legal Costs		\$2,000
Lender Appraisal		\$600
PREMIUM Broker Fee		\$14,000
Less: Tenant-Buyer Initial Down Payment		-\$35,000
Estimated Total Investment		\$88,080

Profit from Sale at End of RTO Term			
Appreciative Sale Price 3yrs		\$580,045	
Subtract: Remaining Mtg Balance		-\$376,899	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$88,080	
Subtract: Disposition Fee	36	-\$8,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$35,000	
Subtract: Accrued Tenant-Buyer Down Payment	476*36 months	-\$17,136	
Estimated Profit/Return from Sale to Tenant-Buyer		\$53,930	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$3,276	\$39,312	\$117,936	
Subtract: Monthly Mortgage Payment	-\$1,846	-\$22,152	-\$66,456	
Subtract: Property Tax Expense	-\$400	-\$4,800	-\$14,400	
Subtract: Property Insurance Expense	-\$233	-\$2,796	-\$8,388	
Estimated Profit From Monthly Cash Flow	\$797	\$9,564	\$28,692	

Estimated Profit from Cash Flow & Sale		\$82,622
Return on Investment (% per annum)		31
Return on Investment (% over 3years)		94

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

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