

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Rita G
 Tenant-Buyer Initial Down Payment: 40,000

Location: Durham
 RTO Term: 4years



		Projections
Property Purchase Price		\$690,000
Tenant-Buyer Initial Down Payment		\$40,000
Financing: 1st Mortgage (80% 6.69%, 30-yr amortization)		\$552,000
Investment Summary:		
Down Payment to Lender (20%)		\$138,000
Land Transfer Tax		\$10,300
Legal Costs		\$2,000
Lender Appraisal		\$700
PREMIUM Clover Properties Broker Fee		\$14,000
Less: Tenant-Buyer Initial Down Payment		-\$40,000
Estimated Total Investment		\$125,000

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$850,108	
Subtract: Remaining Mtg Balance		-\$525,194	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$125,000	
Subtract: Clover Properties Disposition Fee	48	-\$10,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$40,000	
Subtract: Accrued Tenant-Buyer Down Payment	930*48 months	-\$44,640	
Estimated Profit/Return from Sale to Tenant-Buyer		\$104,274	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term
Total Monthly Lease Payment Amount	\$5,155	\$61,860	\$247,440
Subtract: Monthly Mortgage Payment	-\$3,525	-\$42,300	-\$169,200
Subtract: Property Tax Expense	-\$284	-\$3,408	-\$13,632
Subtract: Property Insurance Expense	-\$150	-\$1,800	-\$7,200
Estimated Profit From Monthly Cash Flow	\$1,196	\$14,352	\$57,408

Estimated Profit from Cash Flow & Sale		\$161,682
Return on Investment (% per annum)		32
Return on Investment (% over 4years)		129

If you would like to help this tenant-buyer Rent to Own, please click the "I want this deal" button