

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Kevin Ro
 Tenant-Buyer Initial Down Payment: 15,000

Location: Red Deer
 RTO Term: 3years



		Projections
Property Purchase Price		\$240,000
Tenant-Buyer Initial Down Payment		\$15,000
Financing: 1st Mortgage (80% 7.10%, 30-yr amortization)		\$192,000
Investment Summary:		
Down Payment to Lender (20%)		\$48,000
Land Transfer Tax		\$0
Legal Costs		\$2,000
Lender Appraisal		\$700
Clover Properties Broker Fee		\$14,000
		\$2,400
Less: Tenant-Buyer Initial Down Payment		-\$15,000
Estimated Total Investment		\$52,100

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$299,783	
Subtract: Remaining Mtg Balance		-\$185,713	
Subtract: Legal Closing Costs		-\$1,000	
Subtract: Initial Investment		-\$52,100	
Subtract: Clover Properties Disposition Fee	48	-\$2,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$15,000	
Subtract: Accrued Tenant-Buyer Down Payment	420*48 months	-\$15,120	
Estimated Profit/Return from Sale to Tenant-Buyer		\$28,850	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term	
Total Monthly Lease Payment Amount	\$2,255	\$27,060	\$108,240	
Subtract: Monthly Mortgage Payment	-\$1,277	-\$15,324	-\$61,296	
Subtract: Property Tax Expense	-\$233	-\$2,796	-\$11,184	
Subtract: Relationship Management	-\$150	-\$1,800	-\$7,200	
Subtract: Property Insurance Expense	-\$200	-\$2,400	-\$9,600	
Estimated Profit From Monthly Cash Flow	\$395	\$4,740	\$18,960	

Estimated Profit from Cash Flow & Sale	\$47,810
Return on Investment (% per annum)	23
Return on Investment (% over 4years)	92

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