

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Dennis and Sheena
 Tenant-Buyer Initial Down Payment: 15,000

Location: Edmonton
 RTO Term: 4years



		Projections
Property Purchase Price		\$314,900
Tenant-Buyer Initial Down Payment		\$15,000
Financing: 1st Mortgage (80% 5.99%, 30-yr amortization)		\$251,920
Investment Summary:		
Down Payment to Lender (20%)		\$62,980
Land Transfer Tax		\$0
Legal Costs		\$2,000
Lender Appraisal		\$700
Clover Properties Broker Fee		\$14,000
Less: Tenant-Buyer Initial Down Payment		-\$15,000
Estimated Total Investment		\$64,680

Profit from Sale at End of RTO Term			
Appreciative Sale Price 4yrs		\$390,524	
Subtract: Remaining Mtg Balance		-\$238,158	
Subtract: Legal Closing Costs		-\$1,500	
Subtract: Initial Investment		-\$64,680	
Subtract: Clover Properties Disposition Fee	48	-\$2,000	
Subtract: Initial Tenant-Buyer Initial Down Payment		-\$15,000	
Subtract: Accrued Tenant-Buyer Down Payment	488*48 months	-\$23,424	
Estimated Profit/Return from Sale to Tenant-Buyer		\$45,762	

Profit From Monthly Cashflow	Monthly	Annually	Full-Term
Total Monthly Lease Payment Amount	\$2,763	\$33,156	\$132,624
Subtract: Monthly Mortgage Payment	-\$1,497	-\$17,964	-\$71,856
Subtract: Relationship Management Payment	-\$150	-\$1,800	-\$5,400
Subtract: Property Tax Expense	-\$250	-\$3,000	-\$12,000
Subtract: Property Insurance Expense	-\$250	-\$3,000	-\$12,000
Estimated Profit From Monthly Cash Flow	\$616	\$7,392	\$31,368

Estimated Profit from Cash Flow & Sale	\$77,130
Return on Investment (% per annum)	30
Return on Investment (% over 4years)	119

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