

Rent to Own Income Property Cash Flow & Profit Estimates

Tenant-Buyer: Samuel M
 Tenant-Buyer Initial Down Payment: 70000

Location: Hamilton
 RTO Term: 4 years



| | | Projections |
|--|--|------------------|
| Property Purchase Price | | \$850,000 |
| Tenant-Buyer Initial Down Payment | | \$70,000 |
| Financing: 1st Mortgage (80% 5.18%, 30-yr amortization) | | \$680,000 |
| Estimated Investment Summary: | | |
| Down Payment to Lender (20%) | | \$170,000 |
| Land Transfer Tax | | \$13,500 |
| Legal Costs | | \$2,700 |
| Lender Appraisal | | \$700 |
| Clover Properties Broker Fee | | \$14,000 |
| Less: Tenant-Buyer Initial Down Payment | | -\$70,000 |
| Estimated Total Investment | | \$130,900 |

| Profit from Sale at End of RTO Term | | |
|--|----|------------------|
| Appreciative Sale Price 4yrs. | | \$964,570 |
| Subtract: Remaining Mtg Balance | | -\$637,569 |
| Subtract: Legal Closing Costs | | -\$1,500 |
| Subtract: Initial Investment | | -\$130,900 |
| Subtract: Clover Properties Disposition Fee | 48 | -\$2,000 |
| Subtract: Initial Tenant-Buyer Initial Down Payment | | -\$70,000 |
| Subtract: TB Downpayment Accumulation | | -\$14,400 |
| Estimated Profit/Return from Sale to Tenant-Buyer | | \$108,201 |

| Profit From Monthly Cashflow | Monthly | Annually | Full-Term |
|--|--------------|----------------|-------------------|
| Total Monthly Lease Payment Amount | \$5,267 | \$63,204 | \$252,816 |
| Subtract: Monthly Mortgage Payment | -\$3,702 | -\$44,424 | -\$177,696 |
| Subtract: HELOC 5% | \$0 | \$0 | \$0 |
| Subtract: Relationship Management Payment | -\$150 | -\$1,800 | -\$7,200 |
| Subtract: Condo Fee | \$0 | \$0 | \$0 |
| Subtract: Property Tax Expense | -\$400 | -\$4,800 | -\$19,200 |
| Subtract: Property Insurance Expense | -\$250 | -\$3,000 | -\$12,000 |
| Estimated Profit From Monthly Cash Flow | \$765 | \$9,180 | \$36,720 |

| | |
|---|------------------|
| Estimated Profit from Cash Flow & Sale | \$144,921 |
| Return on Investment (% per annum) | 28 |
| Return on Investment (% over 4years) | 111 |

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