

# RENT-TO-SELL ANALYSIS

Prepared for: (SAMPLE ONLY)

LEASE-OPTION TERMS	AMOUNT	INCENTIVES	AMOUNT
Option Price (Initial Lease)	\$ 669,000.00	Monthly Rent Credit to Tenant	\$ 120.00
Tenant's Initial Option Consideration	\$ 8,000.00	Bonus Monthly Matching Option Credit	\$ 300.00
Tenant's Annual Option Consideration	\$ 4,000.00	Bonus Matching Option Credit at Closing	\$ 0.00
Tenant's Monthly Option Consideration	\$ 600.00		
Tenant's Monthly Rent for 1st Year	\$ 3,400.00		

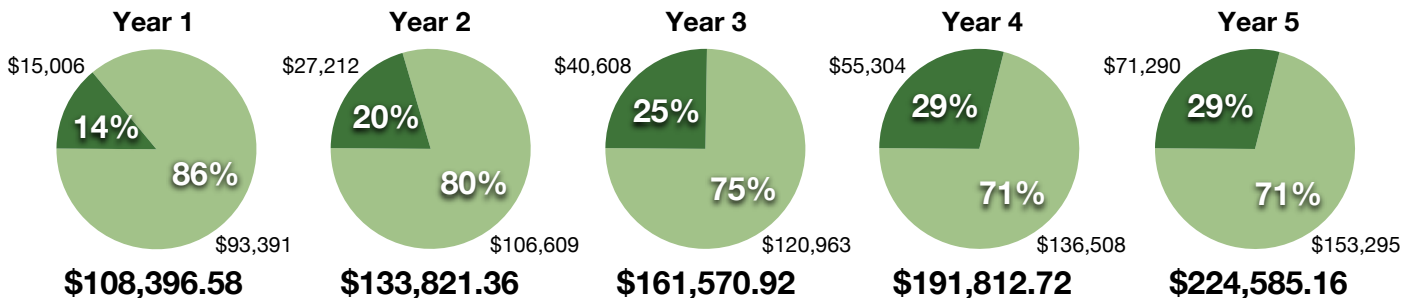
INCOME	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Annual Income	\$ 56,000.00	\$ 53,440.00	\$ 54,880.00	\$ 56,440.00	\$ 58,000.00
Mortgage + Expenses	\$ (40,993.94)	\$ (41,233.94)	\$ (41,483.94)	\$ (41,743.94)	\$ (42,013.94)
<b>Net Income</b>	<b>\$ 15,006.06</b>	<b>\$ 12,206.06</b>	<b>\$ 13,396.06</b>	<b>\$ 14,696.06</b>	<b>\$ 15,986.06</b>
<b>Estimated Monthly Cash Flow</b>	<b>\$1,250.51</b>	<b>\$1,017.17</b>	<b>\$1,116.34</b>	<b>\$1,224.67</b>	<b>\$1,332.17</b>

SALE ANALYSIS	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Option Price	\$ 669,000.00	\$ 692,420.00	\$ 716,650.00	\$ 741,730.00	\$ 767,690.00
Rent Credit (Incentive)	\$ (1,440.00)	\$ (2,880.00)	\$ (4,320.00)	\$ (5,760.00)	\$ (7,200.00)
<b>Final Sale Price</b>	<b>\$ 667,560.00</b>	<b>\$ 689,540.00</b>	<b>\$ 712,330.00</b>	<b>\$ 735,970.00</b>	<b>\$ 760,490.00</b>
Option Credit to Tenant	\$ (15,200.00)	\$ (26,400.00)	\$ (37,600.00)	\$ (48,800.00)	\$ (60,000.00)
Bonus Credit to Tenant (Incentive)	\$ (3,600.00)	\$ (7,200.00)	\$ (10,800.00)	\$ (14,400.00)	\$ (18,000.00)
<b>Balance Owning From Tenant</b>	<b>\$ 648,760.00</b>	<b>\$ 655,940.00</b>	<b>\$ 663,930.00</b>	<b>\$ 672,770.00</b>	<b>\$ 682,490.00</b>
Estimated Outstanding Mortgage + Debt	\$ (554,269.48)	\$ (548,230.76)	\$ (541,867.27)	\$ (535,161.54)	\$ (528,095.16)
Closing Costs	\$ (1,100.00)	\$ (1,100.00)	\$ (1,100.00)	\$ (1,100.00)	\$ (1,100.00)
Realtor Commission	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
<b>Estimated Net Sale Profit</b>	<b>\$93,390.52</b>	<b>\$106,609.24</b>	<b>\$120,962.73</b>	<b>\$136,508.46</b>	<b>\$153,294.84</b>

PROFIT SUMMARY	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Total Cash Flow Profit	\$ 15,006.06	\$ 27,212.13	\$ 40,608.19	\$ 55,304.26	\$ 71,290.32
Net Sale Profit	\$93,390.52	\$106,609.24	\$120,962.73	\$136,508.46	\$153,294.84
<b>Estimated Total Profit</b>	<b>\$108,396.58</b>	<b>\$133,821.36</b>	<b>\$161,570.92</b>	<b>\$191,812.72</b>	<b>\$224,585.16</b>

## PROFIT DISTRIBUTION (Cash Flow vs Net Sale):

● Cash Flow Profit ● Net Sale Profit



Tenant's Down Payment	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Tenant's Accumulated Down Payment	\$ 18,800	\$ 33,600	\$ 48,400	\$ 63,200	\$ 78,000
<b>Tenant's Down Payment (%)</b>	<b>2.82%</b>	<b>4.87%</b>	<b>6.79%</b>	<b>8.59%</b>	<b>10.26%</b>

For more information about this Rent-to-Sell Analysis contact:

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