

Buying vs. Renting

Estimated Cashflow

	Buying	Rent Yr. 1	Rent Yr. 9
Monthly P & I	\$939	\$1,406	\$1,781
Prop. Tax/Ins.	\$433	\$20	\$20
Maint. & Repairs	\$167	\$0	\$0
Monthly Exp.	\$1,539	\$1,426	\$1,801
Total Cashflow	\$166,208	-	\$173,564
Cashflow Difference \$7,356			



Gain Through Appreciation

Your **\$200,000** home, using the Forecasted appreciation rate of **3.00%**, would be worth **\$260,938** after 9 years.

Equity Through Amortization

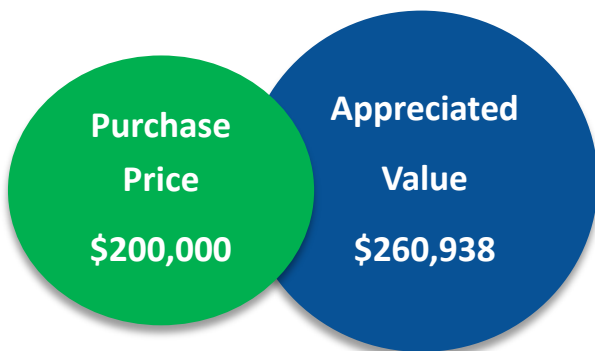
By taking the original loan amount (**\$180,000**) and subtracting your remaining principal balance (**\$149,556**) now there's **\$30,444** in equity.

Tax Benefit Above Standard Deduction

The Tax Benefit is based on your tax bracket of **22.00%***. This shows the additional tax benefit above the standard deduction.

Buying Overview

Appreciated Home Value



Monthly Payment	Est. \$1,539
Years Before Selling	9 yrs
% Interest Rate	4.750%
APR	4.82%
Tax Rate	22%

Net Gain by Buying a Home \$76,082

Starting with your Appreciated Home Value(**\$260,938**), subtract your Initial Cash Outlay(**\$27,000**), Cost to Sell (**\$15,656**), and the Remaining Principal(**\$149,556**). Then, add your Tax Benefit(**\$0**), and your Cashflow Difference (**\$7,356**), resulting in a Net Gain of **\$76,082**.

Financing strategies for
YOUR homeownership
SAM DAY PRE-APPROVALS



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