



Michael Gonzales
MTG Family Mortgage
Senior Loan Officer
mike@mysmarterfinancing.com
NMLS #221988
Office: 316.262.7766
2200 N. Tyler Road Ste. 200
Wichita, KS 67205
<http://MtgFamilyMortgage.com>

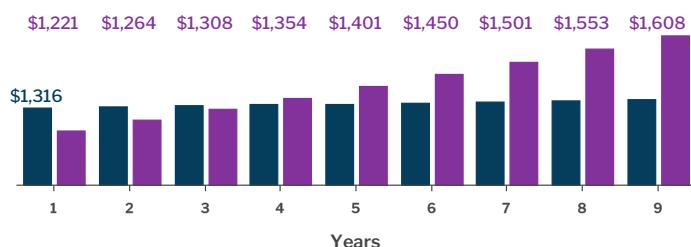


Buying \$225,000 vs. Renting

225,000 / 2.875% Scenario (Sedgwick County, KS)

Estimated Cashflow

	Buying Yr1	Rent Yr1	Rent Yr9
Monthly P & I	\$840	\$1,200	\$1,580
Prop. Tax / Ins.	\$383	\$21	\$28
Maint. & Repairs	\$93	\$0	\$0
Monthly Exp.	\$1,316	\$1,221	\$1,608
Total Cashflow	\$143,775		\$151,574
Interest Rate 2.875%	APR 3.256%		Annual Rental Increase 3.5%



Cashflow Difference

\$7,799

Appreciation Gain

\$63,691

Starting Home Value: \$225,000
Historical Appreciation (Avg./Yr): 2.81%
Estimated Value After 9 Years: \$288,691

Amortization Gain

\$43,698

Original Loan Amount: \$202,500
Remaining Principal Balance: \$158,802

Cost To Sell

Real Estate Commission: 6%

Based on \$288,691 Future Value after 9 Years

\$17,321

Tax Benefit

Standard Deduction \$25,100 in 22% Tax Bracket Benefit Above
Standard Deduction after 9 Years

\$0

Net Gain by Buying a Home

\$95,367



Initial Closing Costs	-\$2,500	Appreciation Gain	\$63,691
Cashflow Difference	\$7,799	Amortization Gain	\$43,698
Cost To Sell	-\$17,321	Tax Benefit	\$0



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