

Net Monthly Benefits of HOMEOWNERSHIP

First and foremost, a home is a place to live. Historically, it's also proved to be the single largest contributor to building wealth.

So what happens when you make that mortgage payment month after month, year after year? When it's time to sell or otherwise close out your loan, you'll likely find your home has quietly worked for you all along, providing far more than just shelter. Break it all down, and the benefits may look like those illustrated in the chart, which are based on typical costs, appreciation and tax deductions. **Clearly, getting paid to own wins over paying to rent.**

Home Value	Appreciation +	Rent Saved +	Tax Savings -	Costs =	Net Monthly Benefits
$100,000	$450.83	$500	$140	$532.50	$558.33
$200,000	$901.67	$1,000	$280	$1,065.00	$1,116.67
$300,000	$1,352.50	$1,500	$420	$1,597.50	$1,675.00
$400,000	$1,803.33	$2,000	$560	$2,130.00	$2,233.33
$500,000	$2,254.17	$2,500	$700	$2,662.50	$2,791.67
$600,000	$2,705.00	$3,000	$840	$3,195.00	$3,350.00
$700,000	$3,155.83	$3,500	$960	$3,727.50	$3,908.33

Calculated as follows: Appreciation at 5.41%, rent at 6% of value, tax savings at marginal tax bracket of 30%. Costs equal monthly interest expense (4.5% rate), insurance ($2.90/$1,000 of mortgage amount), maintenance (0.5% of value) and property taxes (2% of value). Monthly benefit equals total appreciation, shelter value/rent saved and tax savings less costs. Loan to value is 80%.

If you're ready to get started or would simply like to find out what might be available for you, please give us a call. We're ready to get you on your way to realizing all the benefits that owning real estate can provide!



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EQUAL HOUSING OPPORTUNITY