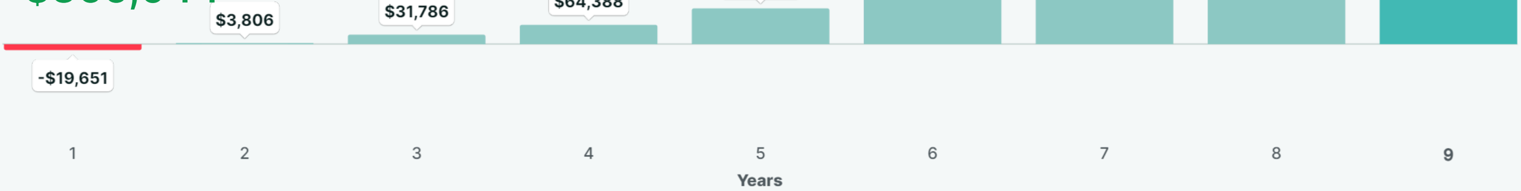
Buy vs Rent Comparison (Year 9)

$700,000
Purchase price

King, WA
County, State

Net Gain by Buying a Home

$365,044



Appreciation Gain $417,177
Forecasted App. (Avg/Yr): **5.33%**
Est. Value After **9** Years: **$1,117,177**

Amortization Gain $83,291
Original Loan Amount: **$630,000**
Remaining Principal: **$546,709**

Tax Benefit Over Renting† $31,936
Standard Deduction is **$29,200**
for **22%** Tax Bracket After **9** Years

Cashflow Difference -$108,672

Purchase Closing Cost -$14,000

Cost To Sell Est. 4% -$44,687

YEAR 9

Total Renting

$461,676

Annual Rental Increase: **6.000%**

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Total Buying

$570,348

Interest Rate: **6.500%**
APR: **6.763%***

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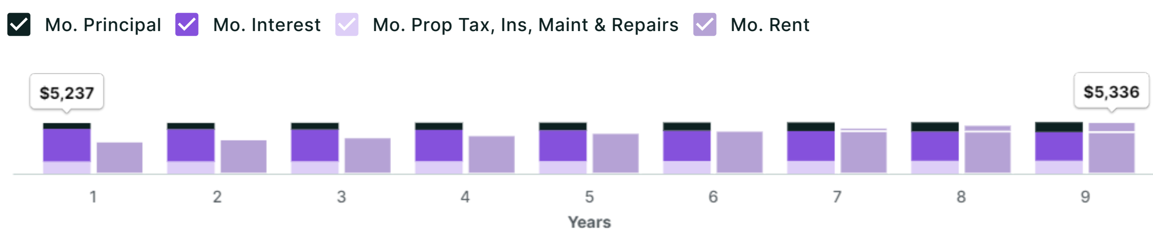
Est. Cashflow Difference

-$108,672



	YEAR 1 Buying	YEAR 1 Renting	YEAR 5 Buying	YEAR 5 Renting	YEAR 9 Buying	YEAR 9 Renting
Principal/Rent	$ 604	$ 3,300	$ 783	$ 4,166	$ 1,015	$ 5,260
Interest	$ 3,378	-	$ 3,199	-	$ 2,967	-
Prop. Tax, Ins., Maint. & Repairs	$ 1,255	$ 48	$ 1,298	$ 61	$ 1,345	$ 77
Estimated Expenses	**$ 5,237**	**$ 3,348**	**$ 5,280**	**$ 4,227**	**$ 5,327**	**$ 5,336**

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