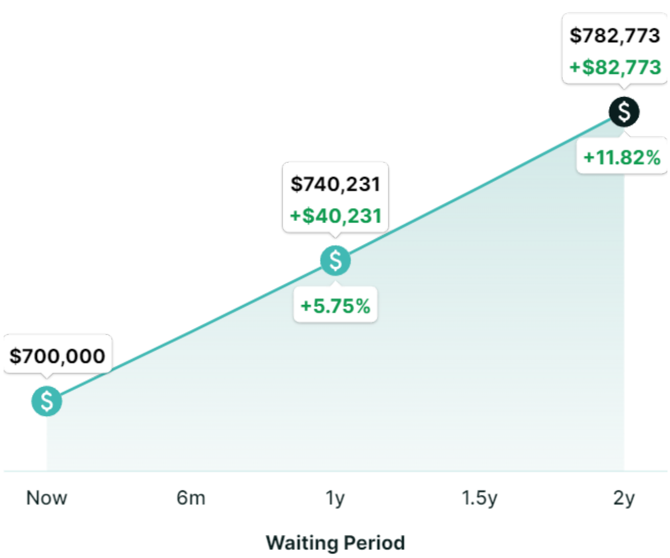
Buying Now vs Waiting 2 Years

Benefit of Buying Now		
$81,365	Appreciation Gain (+11.82%)	$82,773
	Cumulative monthly payment difference for buying now vs waiting	+$ 2,592
	Cost of Refinance	−$ 4,000

Appreciation Gain

Property value in 2 years: **$782,773**
Based on **+11.82%** cumulative appreciation



Payment Difference

Monthly: **+$108**
Cumulative (2 years): **$2,592**

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NEO
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Property & Loan Details

See how waiting to buy affects a property's value and the loan for it.

	Today	Waiting 6 months	Waiting 1 year	Waiting 1.5 years	Waiting 2 years
Property Value	$700,000	$719,834 +2.83%	$740,231 +5.75%	$761,205 +8.74%	$782,773 +11.82%
Loan Amount	$630,000	$647,851	$666,207	$685,084	$704,496
Term	30 Years	30 Years	30 Years	30 Years	30 Years
Down Payment	$70,000	$71,983	$74,023	$76,120	$78,277
Total Addl. Financing	$0	$0	$0	$0	$0
Rate	6.5%	6%	5.5%	5.5%	5.5%
APR	6.732%	6.226%	5.722%	5.72%	5.718%
Points	0	0	0	0	0
Fixed/ARM	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed	Conv. Fixed
Mortgage Insurance	$236	$243	$250	$257	$264
Annual Prin & Interest (Year 1)	$47,784	$46,610	$45,392	$46,678	$48,001
Monthly Prin & Interest (Year 1)	$3,982	$3,884	$3,783	$3,890	$4,000
Total Monthly Expenses	$4,881	$4,805	$4,725	$4,855	$4,989
Total Annual Expenses	$58,573	$57,657	$56,704	$58,263	$59,866
Prepaids & Escrows	$0	$0	$0	$0	$0
Closing Cost	$9,400	$9,400	$9,400	$9,400	$9,400
Total Cash to Close	$79,400	$81,383	$83,423	$85,520	$87,677