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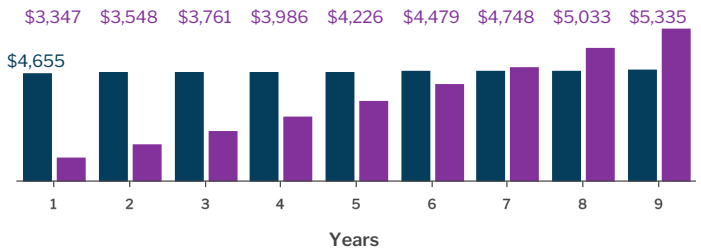


🏠 Buying \$615,000 vs. Renting 🏢

My Property (Snohomish County, WA)

Estimated Cashflow

	Buying Yr1	Rent Yr1	Rent Yr9
Monthly P & I	\$3,590	\$3,300	\$5,260
Prop. Tax / Ins.	\$809	\$47	\$75
Maint. & Repairs	\$256	\$0	\$0
Monthly Exp.	\$4,655	\$3,347	\$5,335
Total Cashflow	\$504,956		\$460,132
Interest Rate	APR 6.750%	Annual Rental Increase 6.000%	
	7.020%*		



Cashflow Difference **-\$44,823**

Appreciation Gain
\$343,449

Starting Home Value: **\$615,000**
 Forecasted Appreciation (Avg./Yr): **5.05%**
 Estimated Value After 9 Years: **\$958,449**

Amortization Gain
\$70,548

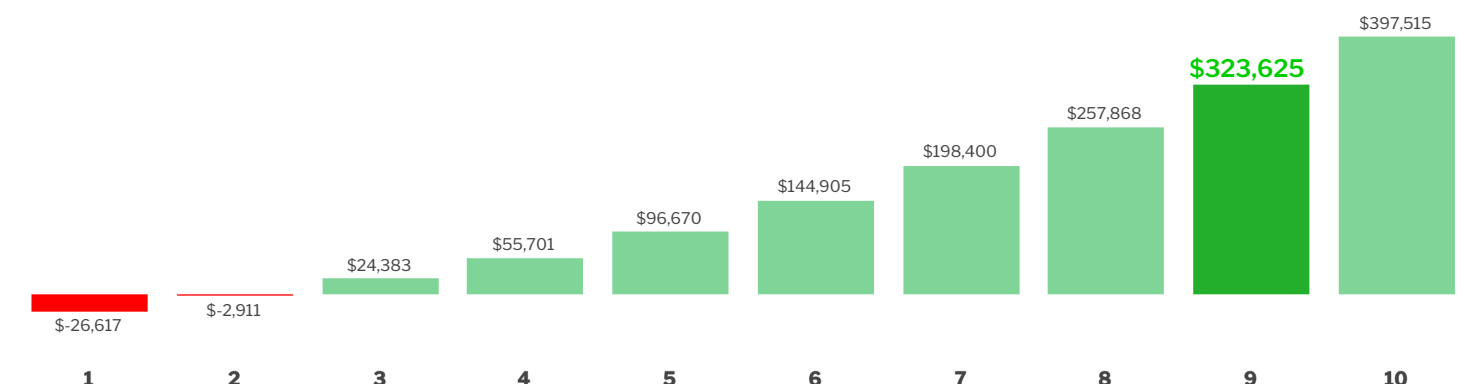
Original Loan Amount: **\$553,500**
 Remaining Principal Balance: **\$482,952**

Cost To Sell **\$57,507**
 Real Estate Commission: **6%**
 Based on **\$958,449** Future Value after 9 Years

Tax Benefit† **\$24,258**
 Standard Deduction **\$29,200** in **22%** Tax Bracket Benefit Above
 Standard Deduction after 9 Years

Net Gain by Buying a Home

\$323,625



Initial Closing Costs	-\$12,300	Appreciation Gain	\$343,449
Cashflow Difference	-\$44,823	Amortization Gain	\$70,548
Cost To Sell	-\$57,507	Tax Benefit†	\$24,258



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*Loan and monthly payment buying scenarios used for informational purposes only and may not be specific to your situation. Rates expressed may not be available at this time. This document should not be construed as investment or mortgage advice or a commitment to lend. Your results may vary. There are no guarantees, promises, representations and/or assurances concerning the level of accuracy you may experience. For actual and current terms and rate information, please contact your lender directly. APR of 7.020% assumes a 6.75% simple fixed interest rate assuming \$36,044 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$553,500 with 360 monthly payments at the assumed simple interest rate (Current as of 1/26/2024).

†Lender is not a tax consultation firm. Please seek advice from a tax professional. Source: MBS Highway, Zillow Economic Data, MLS Data provided by Listing Booster. Monthly expenses may or may not include condominium or HOA fees, if applicable; your payment may be greater.