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Buying \$269,900 vs. Renting

87 Date Palm Lane, Freeport (Walton County, FL)

Estimated Cashflow

	Buying Yr1	Rent Yr1	Rent Yr9
Monthly P & I	\$1,663	\$1,950	\$2,813
Prop. Tax / Ins.	\$397	\$50	\$72
Maint. & Repairs	\$50	\$0	\$0
Monthly Exp.	\$2,110	\$2,000	\$2,885
Total Cashflow	\$229,584		\$260,130

Interest Rate	APR	Annual Rental Increase
6.750%	7.077%*	4.688%



Cashflow Difference

\$30,546

Appreciation Gain

\$132,377

Starting Home Value: **\$269,900**
 Forecasted Appreciation (Avg./Yr): **4.53%**
 Estimated Value After 9 Years: **\$402,277**

Amortization Gain

\$32,681

Original Loan Amount: **\$256,405**
 Remaining Principal Balance: **\$223,724**

Cost To Sell

Real Estate Commission: **6%**
 Based on **\$402,277** Future Value after 9 Years

\$24,137

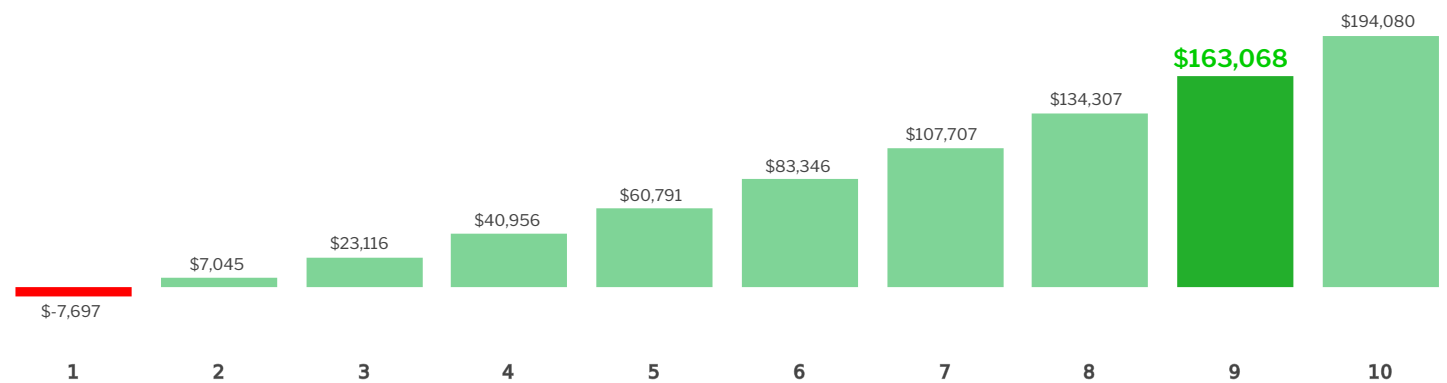
Tax Benefit†

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

\$0

Net Gain by Buying a Home

\$163,068



Initial Closing Costs	-\$8,400	Appreciation Gain	\$132,377
Cashflow Difference	\$30,546	Amortization Gain	\$32,681
Cost To Sell	-\$24,137	Tax Benefit†	\$0

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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 7.077% assumes a 6.75% simple fixed interest rate assuming \$20,215 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$256,405 with 360 monthly payments at the assumed simple interest rate (Current as of 11/16/2023).
 †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.