

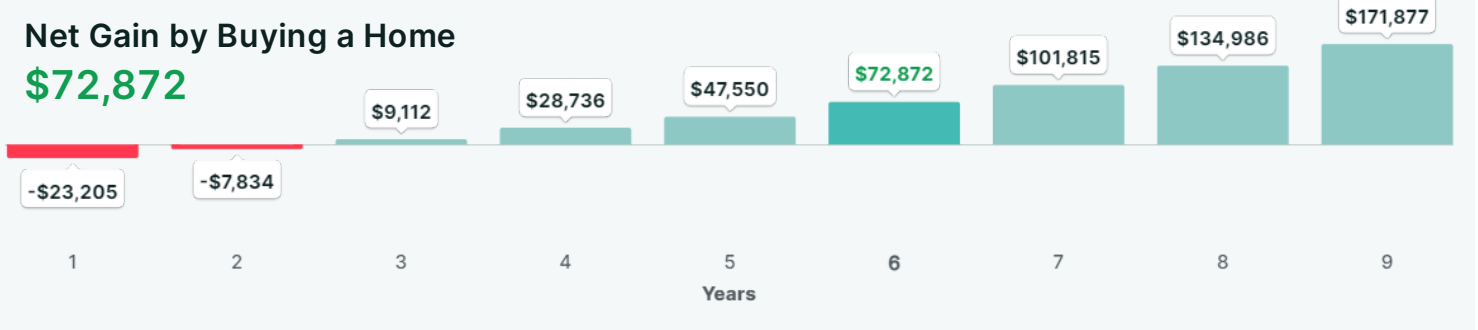
# Buy vs Rent Comparison (Year 6)

\$500,000  
Purchase price

Davidson, TN  
County, State

## Net Gain by Buying a Home

**\$72,872**



### Appreciation Gain

**\$105,607**

Forecasted App. (Avg/Yr): **3.25%**  
Est. Value After 6 Years: **\$605,607**

### Amortization Gain

**\$30,250**

Original Loan Amount: **\$450,000**  
Remaining Principal: **\$419,750**

### Tax Benefit Over Renting†

**\$10,747**

Standard Deduction is \$29,200  
for 22% Tax Bracket After 6 Years

### Cashflow Difference

**-\$27,396**

### Purchase Closing Cost

**-\$10,000**

### Cost To Sell Est. 6%

**-\$36,336**

#### YEAR 6

#### Total Renting

**\$264,804**

Annual Rental Increase: **4.844%**

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#### Total Buying

**\$292,200**

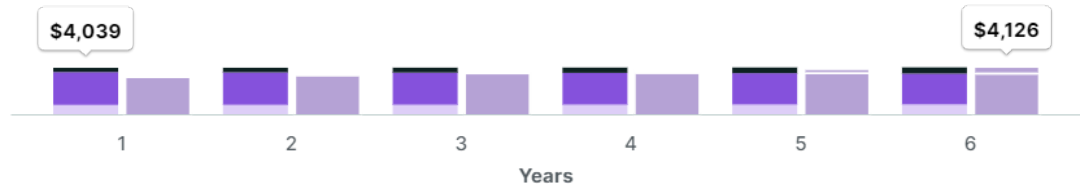
Interest Rate: **7.500%**  
APR: **7.775%\***

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#### Est. Cashflow Difference

**-\$27,396**

- Mo. Principal  Mo. Interest  Mo. Prop Tax, Ins, Maint & Repairs  Mo. Rent



|                                      | YEAR 1         |                 | YEAR 3         |                | YEAR 6         |                 |
|--------------------------------------|----------------|-----------------|----------------|----------------|----------------|-----------------|
|                                      | Buying         | Renting         | Buying         | Renting        | Buying         | Renting         |
| Principal/Rent                       | \$ 358         | \$ 3,210        | \$ 415         | \$ 3,529       | \$ 520         | \$ 4,066        |
| Interest                             | \$ 2,789       | -               | \$ 2,731       | -              | \$ 2,627       | -               |
| Prop. Tax, Ins.,<br>Maint. & Repairs | \$ 893         | \$ 47           | \$ 908         | \$ 52          | \$ 931         | \$ 60           |
| <b>Estimated Expenses</b>            | <b>\$4,039</b> | <b>\$ 3,257</b> | <b>\$4,054</b> | <b>\$3,580</b> | <b>\$4,078</b> | <b>\$ 4,126</b> |



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A PROFESSIONAL MORTGAGE EXPERIENCE



Current as of 04/05/2024.

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