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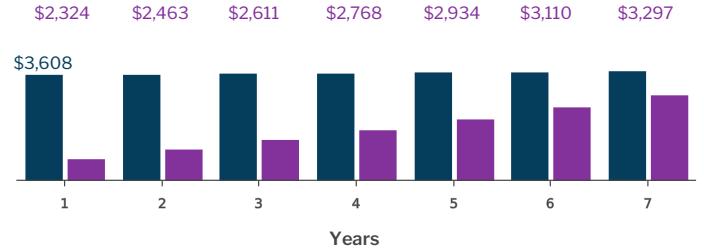


## Buying \$500,000 vs. Renting

My Property (King County, WA)

### Estimated Cashflow

	Buying Yr1	Rent Yr1	Rent Yr7
Monthly P & I	\$2,900	\$2,290	\$3,248
Prop. Tax / Ins.	\$500	\$34	\$48
Maint. & Repairs	\$208	\$0	\$0
Monthly Exp.	<b>\$3,608</b>	<b>\$2,324</b>	<b>\$3,297</b>
Total Cashflow	<b>\$305,264</b>		<b>\$233,519</b>
Interest Rate	APR 7.974%*	Annual Rental Increase 6.000%	



### Cashflow Difference

**-\$71,745**

### Appreciation Gain

**\$228,990**

Starting Home Value: **\$500,000**  
 Forecasted Appreciation (Avg./Yr): **5.53%**  
 Estimated Value After 7 Years: **\$728,990**

### Amortization Gain

**\$30,718**

Original Loan Amount: **\$400,000**  
 Remaining Principal Balance: **\$369,282**

### Cost To Sell

Real Estate Commission: **6%**  
 Based on **\$728,990** Future Value after 7 Years

**\$43,739**

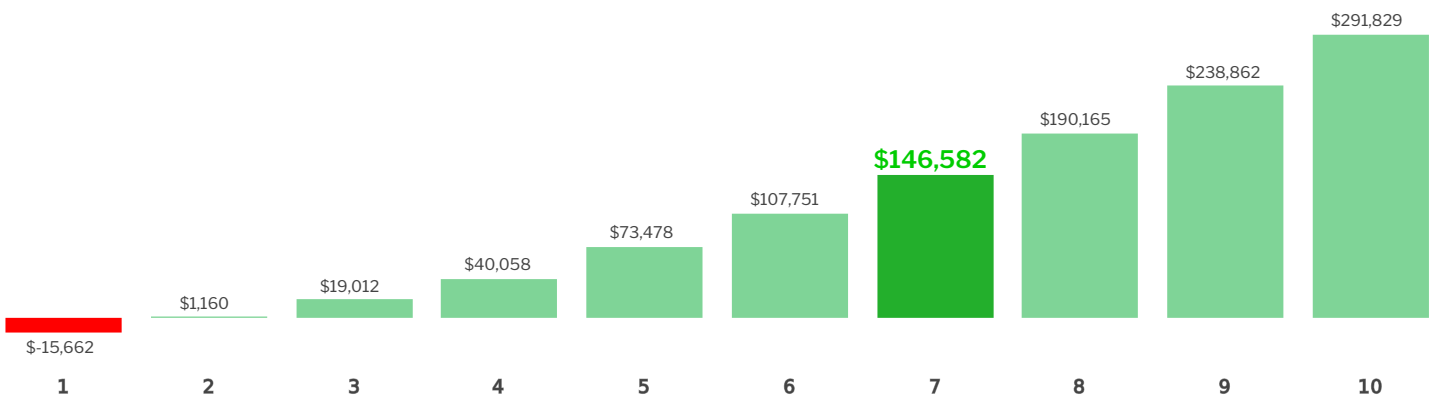
### Tax Benefit†

Standard Deduction **\$27,700** in **22%** Tax Bracket Benefit Above  
 Standard Deduction after 7 Years

**\$12,360**

## Net Gain by Buying a Home

**\$146,583**



Initial Closing Costs	<b>-\$10,000</b>	Appreciation Gain	<b>\$228,990</b>
Cashflow Difference	<b>-\$71,745</b>	Amortization Gain	<b>\$30,718</b>
Cost To Sell	<b>-\$43,739</b>	Tax Benefit†	<b>\$12,360</b>



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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 7.974% assumes a 7.875% simple fixed interest rate assuming \$10,000 in fees included in APR. Monthly principal and interest payment based on a fully amortizing fixed interest loan of \$400,000 with 360 monthly payments at the assumed simple interest rate (Current as of 10/21/2023).

†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.