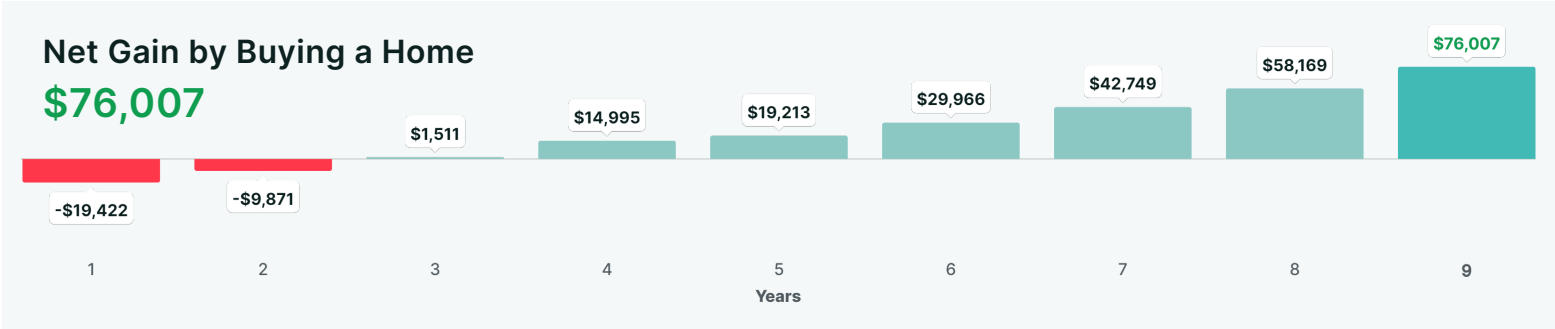


Buy vs Rent Comparison (Year 9)

\$400,000
Purchase price

48302, Oakland, MI
ZIP Code, County, State



Appreciation Gain	\$116,839	Amortization Gain	\$41,034	Tax Benefit Over Renting†	\$5,528
Forecasted App. (Avg/Yr): 2.89%		Original Loan Amount: \$360,000		Standard Deduction is \$29,200	
Est. Value After 9 Years: \$516,839		Remaining Principal: \$318,966		for 22% Tax Bracket After 9 Years	
Cashflow Difference	-\$48,384	Purchase Closing Cost	-\$8,000	Cost To Sell Est. 6%	-\$31,010

YEAR 9

Total Renting

\$326,100

Annual Rental Increase: 4.219%

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Total Buying

\$374,484

Interest Rate: 7.500%

APR: 7.775%*

=

Est. Cashflow Difference

-\$48,384

