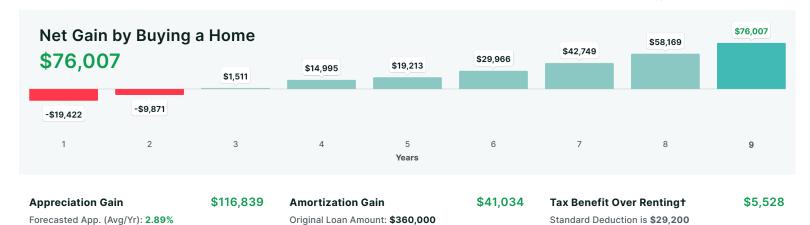
Buy vs Rent Comparison (Year 9)

\$400,000 Purchase price

for 22% Tax Bracket After 9 Years

48302, Oakland, MI ZIP Code, County, State



Cashflow Difference -\$48,384 Purchase Closing Cost -\$8,000 Cost To Sell Est. 6% -\$31,010

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

Remaining Principal: \$318,966

Total Renting
\$326,100

Annual Rental Increase: 4.219%

Total Buying
\$374,484

Interest Rate: 7.500%

APR: 7.775%*

=

Est. Cashflow Difference

-\$48,384

Est. Value After 9 Years: \$516,839

\$3,427 \$3,542 Vears **Buying** Renting Buying Renting Buying Renting Principal/Rent 386 \$2,949 520 \$ 3,479 286 \$ 2,500 Interest \$ 2,231 -\$ 2,131 -\$ 1,997 -Prop. Tax, Ins., Maint. & 910 \$ 45 950 \$ 993 \$ Repairs **Estimated Expenses** \$3,427 \$2,545 \$3,467 \$3,002 \$3,510 \$3,542



David Thomas

NMLS# 2026639 • Dave Thomas Lending, LLC

Cell: (248) 872-9001

david@davethomaslending.com

www.dtlendingllc.com

2945 W Hickory Grove Rd, Bloomfield Hills, MI 48302

