

Local cost assumptions

The workbook starts with illustrative entries. Replace them with property-specific bills, quotes, lender terms and local transaction estimates before using the result.

Input	What to verify
Sale price and selling costs	Recent comparable sales, condition, brokerage fee, title and transfer charges. The workbook sample selling rate is 6%; it is not a quoted fee.
Mortgage	Current payoff and remaining term; written lender quote for new rate, loan term, down payment and closing cash.
Property taxes	Current bill and a realistic estimate for the next home. A sale may change assessments or exemptions.
Insurance and HOA	Current declarations, next-home insurance quote, and any association dues.
Repairs	Year-by-year scope and estimates; do not assume a new home has no repairs.
Move and purchase costs	Moving/storage quotes, purchase closing estimate and immediate work.

Model boundaries

The model compares cash outlays for the selected 1–10 years. It grows property taxes, insurance and maintenance using the annual rates on Inputs. It does not model appreciation, investment return on cash, tax deductions, refinancing, inflation in home prices, remaining mortgage balances at the end, or a future sale. Its lower-cost label describes estimated cash flow only.

Illinois property taxes and transfer charges depend on the exact property and transaction. Confirm any legal or tax consequence with the appropriate professional.