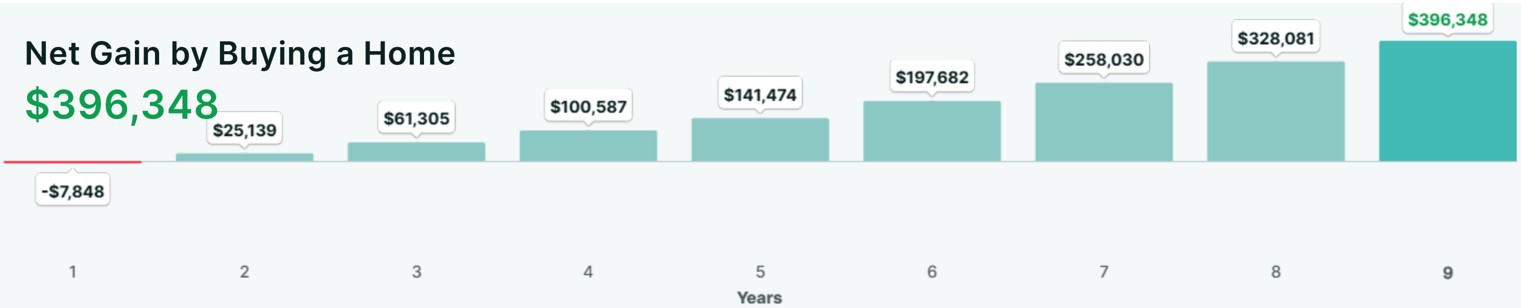
# Buy vs Rent Comparison (Year 9)

**$720,000**
Purchase price

**92870, Orange, CA**
ZIP Code, County, State

## Net Gain by Buying a Home

**$396,348**




| | | | | | |
|---|---|---|---|---|---|
| **Appreciation Gain**<br>Forecasted App. (Avg/Yr): **4.96%**<br>Est. Value After **9** Years: **$1,113,335** | **$393,335** | **Amortization Gain**<br>Original Loan Amount: **$648,000**<br>Remaining Principal: **$565,407** | **$82,593** | **Tax Benefit Over Renting†**<br>Standard Deduction is **$16,100**<br>for **32%** Tax Bracket After **9** Years | **$88,169** |
| **Cashflow Difference** | **-$108,816** | **Purchase Closing Cost** | **-$14,400** | **Cost To Sell Est. 4%** | **-$44,533** |

**YEAR 9**

**Total Renting**

**$465,624**

Annual Rental Increase: **3.500%**

–

**Total Buying**

**$574,440**

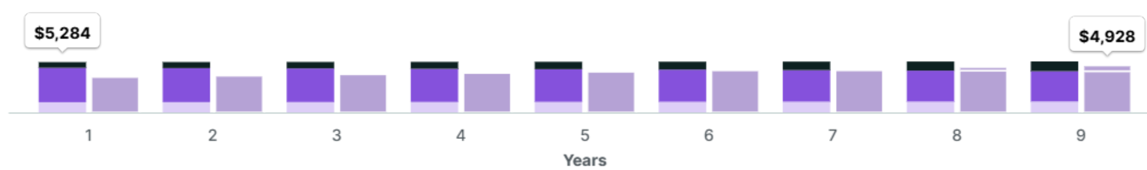
Interest Rate: **6.750%**
APR: **6.950%***

=

**Est. Cashflow Difference**

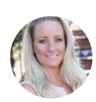
**-$108,816**

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




| | YEAR 1 Buying | YEAR 1 Renting | YEAR 5 Buying | YEAR 5 Renting | YEAR 9 Buying | YEAR 9 Renting |
|---|---|---|---|---|---|---|
| Principal/Rent | $ 593 | $ 3,687 | $ 777 | $ 4,231 | $ 1,017 | $ 4,856 |
| Interest | $ 3,609 | - | $ 3,426 | - | $ 3,186 | - |
| Prop. Tax, Ins., Maint. & Repairs | $ 1,081 | $ 55 | $ 1,115 | $ 63 | $ 1,153 | $ 72 |
| **Estimated Expenses** | **$ 5,284** | **$ 3,742** | **$ 5,318** | **$ 4,295** | **$ 5,356** | **$ 4,928** |


**John Lemos**
NMLS# 613321 • Loan Factory, Inc.
Cell: (951) 256-0812
john.lemos@loanfactory.com
www.loanfactory.com/johnlemos/
CA



**Melissa Grace**
NMLS# 01739266 • Melissa Grace Real Estate
Cell: (951) 317-3909
melissagracere@gmail.com
www.melissagracere.com
2834 Hamner Ave #319, Norco, CA 92860