



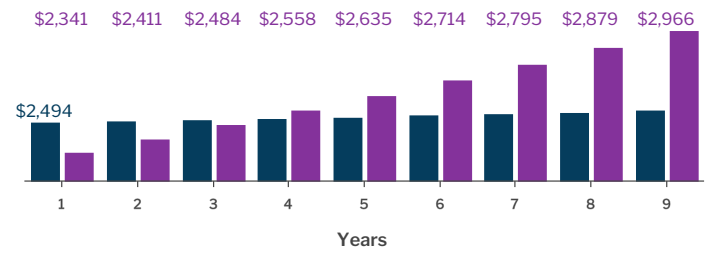
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Buying \$300,000 vs. Renting

My Property (Minnehaha County, SD)

Estimated Cashflow

	Buying Yr1	Rent Yr1	Rent Yr9
Monthly P & I	\$1,755	\$2,291	\$2,902
Prop. Tax / Ins.	\$615	\$50	\$63
Maint. & Repairs	\$125	\$0	\$0
Monthly Exp.	\$2,494	\$2,341	\$2,966
Total Cashflow	\$272,621		\$284,694
Interest Rate	APR 6.250%	Annual Rental Increase 3.000%*	



Cashflow Difference

\$12,073

Appreciation Gain

\$141,551

Starting Home Value: **\$300,000**
 Forecasted Appreciation (Avg./Yr): **4.39%**
 Estimated Value After 9 Years: **\$441,551**

Amortization Gain

\$39,070

Original Loan Amount: **\$285,000**
 Remaining Principal Balance: **\$245,930**

Cost To Sell

Real Estate Commission: **6%**
 Based on **\$441,551** Future Value after 9 Years

\$26,493

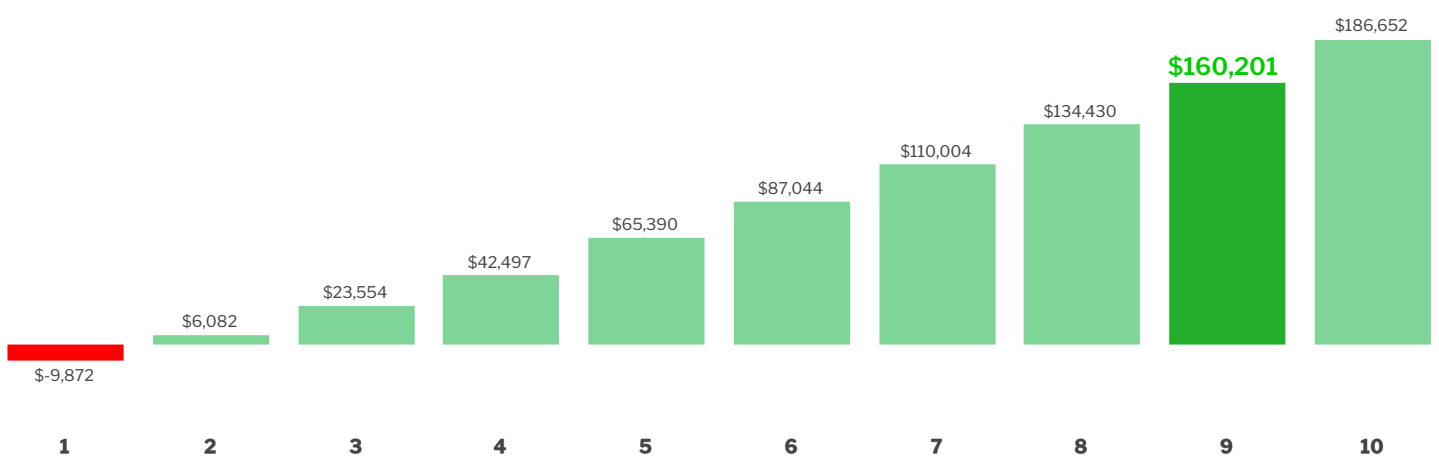
Tax Benefit

Standard Deduction **\$25,100** in **22%** Tax Bracket Benefit Above Standard Deduction after 9 Years

\$0

Net Gain by Buying a Home

\$160,201



Initial Closing Costs	-\$6,000	Appreciation Gain	\$141,551
Cashflow Difference	\$12,073	Amortization Gain	\$39,070
Cost To Sell	-\$26,493	Tax Benefit	\$0



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