

## **BECOME A HOMEOWNER!**

According to many publications more millionaires made their fortunes in real estate than anything else.

Consider the following benefits:

- **Quality of life**
- **Build equity in your home**
- **Possible tax benefits for mortgage interest deduction, property taxes and capital gains.**
- **Pride of ownership**
- **Ability to customize your home**
- **Fixed monthly mortgage payment possible**
- **Community**



## NET WORTH FOR OWNERS IS HIGHER THAN RENTERS

Buying is generally more affordable and less expensive than renting. In addition, research by the Federal Reserve found that home owners accumulate 35x more net worth than renters over their lifetime.

### AN AMERICAN FAMILY'S NET WORTH



**It's still a very good idea to buy vs. rent.**



2014 Data Source Federal Reserve

## FIRST TIME BUYER

If you buy a home today vs. next year (First Time Buyer). **Over \$195,000 in wealth creation in ten years!**

### ASSUMPTIONS

#### Buy now

▪ Purchase price:	\$250,000
▪ Down payment %:	5%
▪ Down payment \$:	\$12,500
▪ Rate:	4.25%
▪ Amortization:	30 years
▪ Payment:	\$1,107
▪ Appreciation %:	5% per year
▪ Appreciation \$:	\$157,000
▪ Loan pay down:	\$ 59,000
▪ Simple ROI:	1700%

#### Wait 12 months (“watch market”)

▪ Assume mortgage rates	+0.5%
▪ Assume home appreciation	+5%
▪ Payment in '16:	\$1,232
▪ Payment change:	+11%

### PROJECTED HOME CHANGE IN VALUE





## TRADE UP BUYER

If you buy a home today vs. next year. **Over \$285,000 in wealth creation in ten years!**

### ASSUMPTIONS

#### Buy now

▪ Purchase price:	\$360,000
▪ Down payment %:	20%
▪ Down payment \$:	\$72,000
▪ Rate:	4.00%
▪ Amortization:	30 years
▪ Payment:	\$1,375
▪ Appreciation %:	5% per year
▪ Appreciation \$:	\$226,000
▪ Loan pay down:	\$ 61,000
▪ Simple ROI:	500%

#### Wait 12 months (“watch market”)

▪ Assume mortgage rates	+0.5%
▪ Assume home appreciation	+5%
▪ Payment in '16:	\$1,530
▪ Payment change:	+11%

### PROJECTED HOME CHANGE IN VALUE



# LET'S GET STARTED!

BUYING YOUR HOME TAKES A LOT OF THOUGHT, KNOWLEDGE AND PREPARATION. WE ARE YOUR RESOURCE AND CAN GUIDE YOU THROUGH EVERY STEP.