

OWN VS. LEASE



OWN

Total Area (Unit 110)	4,163 SF
Price PSF	\$250
Total Price	\$1,040,750
Improvements (est 18% buildout / \$120 PSF)	\$89,921
Total Investment	\$1,130,671
Down Payment (25%)	\$282,668
Mortgage Amount	\$848,003
Interest Rate	3.00%
Amortization Period	25

MORTGAGE PAYMENTS (5 YEARS)

Monthly	\$4,013
Annually	\$48,158
Total Mortgage Paid	\$240,790
Total Principal + Interest PSF	\$11.56
Total Interest Payments PSF	\$5.92

MORTGAGE DETAILS

Remaining Mortgage Balance (After 5 Years)	\$724,827
Principal Reduction (After 5 Years)	\$123,176
Total Savings vs. Leasing (After 5 Years)	\$152,983
Net Benefit to Owning (Annualized)	\$30,597
Return on Investment as Owner	10.82%

LEASE

Total Unit Size	4,163 SF
Net Lease Rate (inc. 18% buildout)	\$13.00
Monthly Net Rent	\$4,510
Annual Net Rent	\$54,119
Initial Lease Term	5 Years

LEASE PAYMENTS (5 YEARS)

Monthly	\$4,510
Annually	\$54,119
Total Rent Payments	\$270,595
Annual Rent PSF	\$13.00

*Mortgage calculation is based on 25% down payment, 3.00% Interest rate and 25 year amortization. Calculation does not include capital appreciation of unit.

