LEASE OR OWN?

See How the Numbers Compare

Purchase Price: $1,069,900
Lease Rate: $5,999/month - NO CAM

Estimated Monthly Cost

	OWN	LEASE
Mortgage P&I*	$5,515	-
HOA	$1,156	-
Property Tax (est.)	$899	-
Insurance (est.)	$104	-
TOTAL MONTHLY	**$7,674**	**$5,999**

Tenant pays its own electricity and janitorial. No CAM charges.

The Longer-Term Picture

	5 YEARS	10 YEARS
Mortgage principal paid down	$86,200	$202,400
Additional cash paid to own vs. lease**	($78,200)	($95,600)
FINANCIAL ADVANTAGE - NO APPRECIATION	**$8,000**	**$106,800**
Illustrative 3% annual appreciation	+$170,400	+$367,800
FINANCIAL ADVANTAGE WITH 3% APPRECIATION	**$178,400**	**$474,600**

At 10 years, ownership shows an estimated $106,800 financial advantage even with NO property appreciation.

With illustrative 3% annual appreciation, the estimated 10-year advantage increases to approximately **$474,600.**

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* Financing illustration assumes 20% down, 6.00% interest and 25-year amortization.

** “Additional cash paid to own vs. lease” is the difference between estimated total ownership payments and estimated total lease payments over the period shown. Lease calculation begins at $5,999/month and assumes 3% annual rent increases.

Estimates are for illustrative purposes only. Property taxes and insurance are estimated; HOA fees reflect current charges. Actual financing terms, expenses, lease terms, property values and other costs will vary. Appreciation is not guaranteed. Analysis assumes continued ownership and does not include purchase or sale transaction costs.