

# RENT <sup>v</sup> BUY

## A HOUSING ANALYSIS

### HOMEOWNERSHIP ADVANTAGES

#### TAX SAVINGS

Deduct the cost of your mortgage loan interest from your state and federal income taxes. Additionally, you may deduct a portion of your property taxes.

#### APPRECIATION POTENTIAL

Real estate is a good long-term investment. Over the last ten years, appreciation in the Portland Metropolitan area averaged 4%. Additionally, as you pay down your mortgage loan, your equity (wealth you have in your home) increases.

#### STABILITY

A fixed mortgage payment will not increase for 15 to 30 years, whereas Portland area rents increased an average of 6% this year.

### ANNUAL COSTS\*

	Home-owner	Renter
Annual Monthly Payments (includes insurance)	\$16,156	\$13,920
Real Estate Taxes	\$2,981	\$0
<b>Tax Savings/Equity Builders:</b>		
Mortgage Interest Deduction Tax Savings	- \$3,274	\$0
Tax Savings for Property Taxes Deduction	- \$894	\$0
Mortgage Principal Accumulation (Equity)	- \$4,843	\$0
<b>Total Annual Costs Less Equity Gains</b>	<b>\$10,126</b>	<b>\$13,920</b>
<b>Appreciation on investment after 10 years:</b>		
	<b>\$11,400</b>	<b>\$0</b>

*\* Costs based on median home price in Portland area, 3.5% downpayment, 30-year fixed with 4% interest, and average rent. Tax savings assume a 30% income tax bracket. Mortgage payment and tax savings are an estimate only and may vary depending on your personal finances/tax bracket. Consult your financial advisor for details.*

Homeowners don't move as frequently as renters, tend to volunteer in the community more, and enjoy a net worth 34 times as much as a renter.

FOR MORE INFO GO TO:

**HOWNW.COM: HOMEOWNERSHIP RESOURCE**

**HOWNW.com™**  
Homeownership Opportunities  
Website Northwest



Information Without Obligation

Home Buying Process  
Loan Programs  
Avoiding Foreclosure Scams  
Military Financial/Renovation/  
Homeownership Resources  
Forever Home/Aging in Place

Consult your local Realtor® for an in-depth analysis and more information.

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