

# 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 4.2%. 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 area rents increased an average of 8% this year.

## ANNUAL COSTS\*

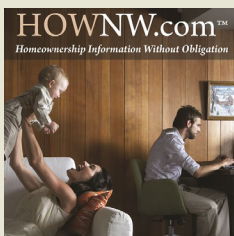
	Home-owner	Renter
Annual Monthly Payments (includes insurance)	\$18,008	\$18,600
Real Estate Taxes	\$251	\$0
<b>Tax Savings/Equity Builders:</b>		
Mortgage Interest Deduction Tax Savings	- \$3,393	\$0
Tax Savings for Property Taxes Deduction	- \$904	\$0
Mortgage Principal Accumulation (Equity)	- \$5,297	\$0
<b>Total Annual Costs Less Equity Gains</b>	<b>\$8,667</b>	<b>\$18,600</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 3.875% 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**



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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