

# 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 averaged nearly 3%. Additionally, as you pay down your mortgage loan, your equity (wealth you have in your home) increases.

#### STABILITY

A fixed mortgage payment might not increase for 15 to 30 years, whereas rent typically increases 3% a year.

### ANNUAL COSTS\*

	Home-owner	Renter
Annual Monthly Payments (includes insurance)	\$13,952	\$11,916
Real Estate Taxes	\$2,500	\$0
<b>Tax Deductions/Equity Builders:</b>		\$0
Mortgage Interest Deduction	- \$3,134	\$0
Deduction for Property Taxes	- \$750	\$0
Mortgage Principal Accumulation (Equity)	- \$3,103	\$0
<b>Total Annual Costs Less Equity Gains</b>	<b>\$9,465</b>	<b>\$11,916</b>
Appreciation on investment after 10 years:	\$6,540	\$0

\* Costs based on median home price in Portland area and average rent. Mortgage payment and tax deductions 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 31 to 46 times as much as a renter.

FOR MORE INFO GO TO:

**HOWNW.COM: HOMEOWNERSHIP RESOURCE**

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



Home Buying Process  
Loan Programs  
Homeownership ABCs  
Avoiding Foreclosure Scams  
Military Financial/Renovation/  
Homeownership Resources

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

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