

Rent vs Buy for a \$500k Property

Year	Renting		Buying					Year
	Money Spent	Equity	Money Spent	Ending Loan Balance	Appreciation	Market Value	Equity	
1	\$28,800	0%	\$128,778	\$395,088	\$15,000	\$515,000	\$119,912	1
5	\$152,903	0%	\$243,892	\$372,217	\$79,637	\$579,637	\$207,420	5
10	\$330,160	0%	\$387,784	\$334,743	\$171,958	\$671,958	\$337,215	10
15	\$535,649	0%	\$531,676	\$284,195	\$278,984	\$778,984	\$494,788	15
20	\$773,867	0%	\$675,568	\$216,014	\$403,056	\$903,056	\$687,041	20
25	\$1,050,027	0%	\$819,461	\$124,048	\$546,889	\$1,046,889	\$922,841	25
30	\$1,370,172	0%	\$963,353	\$0	\$713,631	\$1,213,631	\$1,213,631	30

Rent = \$2500/mon

Rent Increase = 3% per year

Money Spent = 20% + \$2,398/month mortgage payment

Appreciation = 3% per year

Mortgage 30 yr fixed at 6%