

How Do You Turn \$40,000 Into Over A Million Dollars???

ASSUMPTIONS:

Purchase a \$200,000 home in 2018 to rent.
Rental rates are increasing 5% per year.

Consider The Projected Benefits Of A 20 Year Real Estate Investment

Appreciation 5% per year

1st.....	\$200,000
2nd.....	\$210,000
3rd.....	\$220,500
4th.....	\$231,525
5th.....	\$243,101
6th.....	\$255,256
7th.....	\$268,019
8th.....	\$281,420
9th.....	\$295,491
10th.....	\$310,265
11th.....	\$325,779
12th.....	\$342,067
13th.....	\$359,170
14th.....	\$377,129
15th.....	\$395,985
16th.....	\$415,785
17th.....	\$436,574
18th.....	\$458,403
19th.....	\$481,323
20th.....	\$505,539

**\$505,539 - \$70,000 mortgage balance
= \$435,539 appreciation equity**

Rental Income

1st.....	\$1,600 x 12 = \$19,200
2nd.....	\$1,680 x 12 = \$20,160
3rd.....	\$1,764 x 12 = \$21,168
4th.....	\$1,852 x 12 = \$22,226
5th.....	\$1,944 x 12 = \$23,335
6th.....	\$2,041 x 12 = \$24,494
7th.....	\$2,143 x 12 = \$25,716
8th.....	\$2,250 x 12 = \$27,000
9th.....	\$2,363 x 12 = \$28,536
10th.....	\$2,481 x 12 = \$29,772
11th.....	\$2,555 x 12 = \$30,660
12th.....	\$2,632 x 12 = \$31,584
13th.....	\$2,711 x 12 = \$32,532
14th.....	\$2,792 x 12 = \$33,504
15th.....	\$2,875 x 12 = \$34,500
16th.....	\$2,962 x 12 = \$35,544
17th.....	\$3,050 x 12 = \$36,600
18th.....	\$3,142 x 12 = \$37,704
19th.....	\$3,236 x 12 = \$38,832
20th.....	\$3,333 x 12 = \$39,996

**\$480,457 gross rental income - \$284,400
in PITI carrying cost (\$160k mortgage at
5% 30 year fixed rate) = \$196,057 net profit**

Tax Savings 20% Tax Bracket

1st.....	\$1,525
2nd.....	\$1,525
3rd.....	\$1,525
4th.....	\$1,525
5th.....	\$1,525
6th.....	\$1,525
7th.....	\$1,525
8th.....	\$1,525
9th.....	\$1,525
10th.....	\$1,525
11th.....	\$1,525
12th.....	\$1,525
13th.....	\$1,525
14th.....	\$1,525
15th.....	\$1,525
16th.....	\$1,525
17th.....	\$1,525
18th.....	\$1,525
19th.....	\$1,525
20th.....	\$1,525

Total Tax savings = \$30,500

**Over 20 years total benefits \$662,096 in appreciation,
net rental income, and tax savings from \$40,000 invested!**

*Illustration purposes only. Information not guaranteed.

Contact Me Today To Discuss Investing In Real Estate!

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