

# Typical Real Estate Investment Using Leverage

## CONSIDER INVESTING \$40,000 IN REAL ESTATE

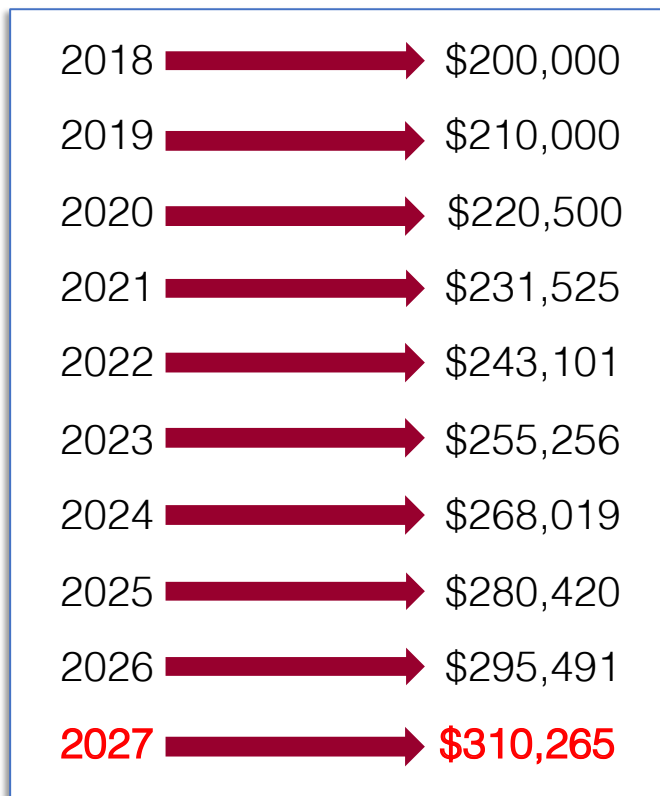
20% down on a \$200,000 property  
= **\$40,000** the rest is financed (\$160,000)

The rental income should offset the financing costs so no additional investment other than the **\$40,000** is required.

Because you're using leverage, the return or appreciation isn't based on your \$40,000 investment, it's based on the full value or purchase of the \$200,000 home. (see chart)

**\$310,265** (Resale Value in 2027)  
- **\$200,000** (Original Purchase Price)  
= **\$110,265 Profit in 10 years**

## Assume 5% Per Year Appreciation



*\*Illustration purposes only. Information not guaranteed.*

Using leverage, **\$40,000** invested in real estate yields **\$110,265** in 10 years.

## Want to Learn More About Real Estate Investing?



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