



HAT DOES IT REALLY COST?

ESTES
REAL ESTATE COMPANY

Analysis of Home Ownership Costs (For Taxpayers Using Itemized Deductions) NOTE: ALL FIGURES ARE APPROXIMATE

Prepared Especially for: _____ By: _____
Property: _____

1. Sale Price of Home: \$ _____
 2. Initial Investment (down payment): \$ _____
 3. Loan: \$ _____ years at % interest
 4. Monthly Investment, Principal & Interest: \$ _____
 5. Monthly Deposit for Taxes, approximately: \$ _____
 6. Monthly Deposit for Insurance, approximately: \$ _____
 7. TOTAL MONTHLY INVESTMENT (add lines 4, 5, & 6): \$ _____
 8. EXPENSE ITEMS FOR INCOME TAX PURPOSES
 - (a) First Month Interest: \$ _____
 - (b) Monthly Tax Deposits: \$ _____
 - (c) TOTAL DEDUCTIONS: [add lines 8 (a) & (b)] \$ _____
 9. TAX SAVINGS PER MONTH
[Multiply Line 8 (c) by your Tax Bracket Percent and enter result here]: \$ _____
 - 10.* MONTHLY EXPENSE AFTER TAX DEDUCTIONS
(subtract line 9 from line 7 and enter balance here): \$ _____
 11. OTHER SAVINGS:
 - (a) EQUITY GAINED MONTHLY
[Subtract Line 8 (a) from Line 4 and enter here]: \$ _____
 - (b) MONTHLY APPRECIATION:
 $(\text{_____} \times \text{_____}) \div 12 =$ \$ _____
Estimate of annual Amount in Line 1 appreciation %
 - TOTAL OTHER SAVINGS [add lines 11 (a) & (b)]: \$ _____
 - 12.** REAL MONTHLY GAIN
(Subtract Line 10 from Line 11 and enter here): \$ _____
- Note: Interest decreases by a small amount each month, but equity increases by the same amount.
13. TAX CREDITS FIRST YEAR:
 - (a) _____
 - (b) _____
 - (c) _____
 - TOTAL ADDITIONAL TAX SAVINGS [add lines 13 (a), (b) & (c)]: \$ _____

* Use this line to determine approximate monthly cash flow needed. Claim additional dependency exemptions first year if necessary to reduce withholding tax.

** What this home really earns (costs) you each month.