

Purchasing a unit compared to renting

UNIT (SQFT)	PRICE	15% DOWN	TOTAL	MONTHLY BLENDED PAYMENT	MONTHLY RENTAL PAYMENT
1,800	\$378,000	\$56,700	\$321,300	\$2,404	\$3,000
2,200	\$462,000	\$69,300	\$392,700	\$3,004	\$3,667
3,000	\$630,000	\$94,500	\$535,500	\$4,097	\$5,000
3,500	\$735,000	\$110,250	\$624,750	\$4,779	\$5,833
4,000	\$840,000	\$126,000	\$714,000	\$5,462	\$6,667
4,500	\$945,000	\$141,750	\$803,250	\$6,145	\$7,500
5,000	\$1,050,000	\$157,500	\$892,500	\$6,828	\$8,333
5,500	\$1,155,000	\$173,250	\$981,750	\$7,510	\$9,167
6,000	\$1,260,000	\$189,000	\$1,071,000	\$8,193	\$10,000
6,500	\$1,365,000	\$204,750	\$1,160,250	\$8,876	\$10,833
7,000	\$1,470,000	\$220,500	\$1,249,500	\$9,559	\$11,667
7,500	\$1,575,000	\$236,250	\$1,338,750	\$10,241	\$12,500
8,000	\$1,680,000	\$252,000	\$1,428,000	\$10,924	\$13,333
8,500	\$1,785,000	\$267,750	\$1,517,250	\$11,607	\$14,167
9,000	\$1,890,000	\$283,500	\$1,606,500	\$12,290	\$15,000
9,500	\$1,995,000	\$299,250	\$1,695,750	\$12,972	\$15,833
10,000	\$2,100,000	\$315,000	\$1,785,000	\$13,655	\$16,667
10,500	\$2,205,000	\$330,750	\$1,874,250	\$14,338	\$17,500
11,000	\$2,310,000	\$346,500	\$1,963,500	\$15,021	\$18,333
11,500	\$2,415,000	\$362,500	\$2,052,750	\$15,703	\$19,167
12,000	\$2,520,000	\$378,000	\$2,142,000	\$16,386	\$20,000

- All rates and loan to value are subject to change depending on client risk profile
- Rates provided by Roynat Capital
- Indicative floating rate at 4.50%, 5 year term, 20 year amortization
- Rental rates based on \$20 per sqft net

Price / sf	210
Downpmt	15%
Amortization (yr)	15
Interest Rate	4.50%
Net Rent / sf	20