

TAX BENEFITS	OWN	RENT						
<b>Move-in.</b>	<b>Move-in.</b>	<b>Move-in.</b>						
At the time of purchase, points paid are tax-deductible	Purchase Price \$310,000  Down Payment \$31,000  Loan Information \$279,000 1.375 points = \$3,836 <sup>‡</sup> 6.125%  Total FIXED Monthly Payment \$2,034	Deposit \$1,500        Monthly Payment \$1,500						
<b>Live-in.</b>	<b>Live-in.</b>	<b>Live-in.</b>						
Real property taxes, mortgage interest and mortgage insurance* are also tax-deductible	Real Property Taxes \$55  Mortgage Interest Monthly Average over 5 years \$1,379  Mortgage Insurance \$121  Effective Avg. Monthly Payment \$1,521 <sup>§</sup>	Rent Increase 3.3% per year <sup>††</sup>  <table border="0"> <tr> <td>First Year \$1,500 per month \$18,000 per year</td> <td>Second Year \$1,550 per month \$18,600 per year</td> </tr> <tr> <td>Third Year \$1,600 per month \$19,200 per year</td> <td>Fourth Year \$1,653 per month \$19,836 per year</td> </tr> <tr> <td colspan="2">Fifth Year \$1,707 per month \$20,484 per year</td> </tr> </table>	First Year \$1,500 per month \$18,000 per year	Second Year \$1,550 per month \$18,600 per year	Third Year \$1,600 per month \$19,200 per year	Fourth Year \$1,653 per month \$19,836 per year	Fifth Year \$1,707 per month \$20,484 per year	
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<b>Move-out.</b>	<b>Move-out.</b>	<b>Move-out.</b>						
<b>CAPITAL GAIN<sup>†</sup> TAX-EXEMPTION</b>  \$250,000 for a single owner \$500,000 exemption for joint owners.  A taxpayer must both own and use the home as a principal residence for two of the five years prior to the sale.	Appreciation at 5.54% per year <sup>**</sup> Property Value in 5 years: \$405,926  <b>\$95,926 tax-free profit AND \$30,780 in tax savings</b>	You Paid \$96,120 of your landlord's mortgage payment  No Property  Meager Savings						

<sup>‡</sup> Includes TSB First-Time Homebuyer Discount  
<sup>§</sup> Total Monthly Payment minus Average Monthly Tax Savings  
<sup>\*\*</sup> Annual Residential Resales Data for Oahu—Condominiums, Honolulu Board of Realtors Research Department. Average appreciation from 1996-2006.  
<sup>\*</sup> Based on 33% Tax Bracket

<sup>††</sup> Regional Economic Accounts—Hawaii, Bureau of Economic Analysis. US Department of Commerce. Average increase in rent from 1996-2006.  
<sup>\*\*\*</sup> All tax benefits are for estimate purposes only. Consult with a CPA.

<sup>\*</sup> AGI limited to \$100,000  
<sup>†</sup> Capital Gain: the profit that results from the sale of a capital asset.