

How much does an additional \$100,000 cost a buyer in Rosemary Beach®

Assuming purchase price is **\$1,600,000**

Cost at 4.37% Interest Rate with 20% down Second Home

- Down Payment \$320,000
- Loan amount \$1,280,000
- Principal and Interest \$6,387
 - Principal \$1,725
 - Interest \$4,661
- New buyer fee \$8,000
- Property Tax estimate \$12,595

Assuming purchase price is **\$1,700,000**

Cost at 4.37% Interest Rate with 20% down Second Home

- Down Payment \$340,000
- Loan amount \$1,360,000
- Principal and Interest \$6,786
 - Principal \$1,833
 - Interest \$4,952
- New buyer fee \$8,500
- Property Tax estimate \$13,382

SO to increase your price by \$100,000 the real costs to you are as follows:

The additional cost would be a onetime cost of **\$500** for new buyer fee

The additional property tax would be **\$787**

The annual mortgage cost would be $\$6,783 - \$6,387 = 396 \times 12 \text{ months} = \$4,752$

The true cost would be the interest payment which would be $\$4,952 - \$4,661 = \$291 \times 12$ or

\$3,492

Total annual cost would be \$787 plus \$3,492 or \$4,279

If your tax rate is 25% then you can deduct \$1,070 from your taxes making real cost **\$3,209**

If appreciation is 3% annually the additional value of your property would be \$3,000 more after first year, and every year thereafter

Always Consult Your CPA