SHINING STAR FUNDING

A DIVISION OF AMERICAN PACIFIC MORTGAGE CORPORATION | NMLS 1850

FIRST TIME HOME BUYERS

SCAN CODE

TO FIND OUT MORE

GENERALLY THE BEST TIME FOR FIRST TIME BUYERS IS WHEN THE MARKET TURNS INTO A BUYER'S MARKET.

SELLERS DO NOT EXPECT MULTIPLE OVER INFLATED OFFERS. SELLERS ARE WILLING TO EXTEND CONCESSIONS AND WORK WITH FIRST TIME BUYERS

IS IT A GOOD TIME TO BUY?

	YES	NO
Can you time the market		✔
Are prices lower than peak levels	✔	
Do you feel you are getting a deal	✔	
Can you lower your rates without penalties	✔	
Will you get rent and tax savings from Day 1	✔	

ABOUT SHINING STAR FUNDING

We are a team of two successful loan officers, **Depac & Akshay**. Shining Star Funding is a division of American Pacific Mortgage Corporation. APM is a nationwide lender that has helped over **50,000 families** in the **last 12 months**.

- 22 YEARS OF COMBINED MORTGAGE EXPERIENCE
- QUICK CLOSINGS, COMPETITIVE RATES
- OFFER WIDE RANGE OF LOAN PRODUCTS TO MEET MOST LENDING NEEDS
- DIRECT LENDERS WITH INHOUSE UNDERWRITING AND FUNDING

BUY VS RENT COMPARISON
CASE STUDY

LOCATION:
351 HURLEY DR HAYWARD CA 94544
**RENTAL DATA NOT AVAILABLE FOR EVERY COUNTY IN UNITED STATES*

PURCHASE VALUE
$800,000

RENTING

MONTHLY RENT*
**COMPARABLE RENT IN ALAMEDA COUNTY, CA*
$4,300

RENTER'S INSURANCE
$70

ANNUAL RENT INCREASE (%)*
**AVG IN ALAMEDA COUNTY, CA*
6

NATIONAL AVERAGE RENT RENEWAL 9.75%
192.71K RENTERS WHO CAN AFFORD TO BUY.

PROPERTY

NAME
351 HURLEY DR HAYWARD CA 94544

PRICE *~$845 / SQ. FT*
**APPROXIMATELY 947 SQ. FEET HOME*
$800,000

ANNUAL PROPERTY TAX
EFFECTIVE TAX RATE: 1.00%
$8,000

MONTHLY HOME INSURANCE
$200

ANNUAL PROPERTY TAX INCREASE (%)
2

REPAIRS AND HOA / MO
$100

COST TO SELL (%)
6

LOAN

LOAN NAME
CONVENTIONAL 30YR

LOAN AMOUNT
$640,000

TERM (YRS)
30

LOAN PROGRAM
CONVENTIONAL

LOAN TYPE
7 YR FIXED - ARM

RATE (%)
5

MONTHLY MORTGAGE INS
**BASED ON FICO SCORE OF 720-739*
$0

CLOSING COSTS
$19,900

HOME OWNERSHIP

YRS BEFORE SELLING
9

APPRECIATION RATE

CUSTOM APPRECIATION RATE (%)
4

FED / STATE INCOME TAX RATE (%)
22

FILING STATUS: STANDARD DEDUCTION
MARRIED FILING JOINTLY: $25,100

SHINING STAR FUNDING
A DIVISION OF AMERICAN PACIFIC MORTGAGE CORPORATION | NMLS 1850
6101 BOLLINGER CANYON RD #344 SAN RAMON, CA 94583
TOLL FREE CALL : (866) 280-0020
WE ARE ON SOCIAL MEDIA

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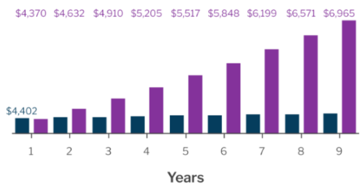
ESTIMATED CASH FLOW CASE STUDY

	BUYING YR1	RENT YR1	RENT YR9
MONTHLY P & I	$3,436	$4,300	$6,854
PROP. TAX / INS.	$867	$70	$112
MAINT. & REPAIRS	$100	$0	$0
MONTHLY EXP.	**$4,402**	**$4,370**	**$6,965**
TOTAL CASHFLOW	**$481,488**		**$600,512**

INTEREST RATE
5.000%

APR
5.280%

ANNUAL RENTAL INCREASE
6%*



CASHFLOW DIFFERENCE
$119,024

APPRECIATION GAIN
$338,649

STARTING HOME VALUE:	**$800,000**
FORECASTED APPRECIATION (AVG./YR):	**4%**
ESTIMATED VALUE AFTER 9 YEARS:	**$1,138,649**

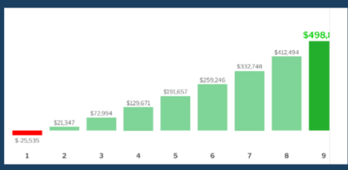
AMORTIZATION GAIN
$104,616

ORIGINAL LOAN AMOUNT:	**$640,000**
REMAINING PRINCIPAL BALANCE:	**$535,384**

COST TO SELL $68,319

REAL ESTATE COMMISSION: **6%**
BASED ON **$1,138,649** FUTURE VALUE AFTER **9** YEARS
TAX BENEFIT: **$24,758**
STANDARD DEDUCTION **$25,100** IN **22%** TAX BRACKET
BENEFIT ABOVE STANDARD DEDUCTION AFTER **9** YEARS

NET GAIN BY BUYING A HOME
$498,828



INITIAL CLOSING COSTS	-$19,900
APPRECIATION GAIN	$338,649
CASHFLOW DIFFERENCE	$119,024
AMORTIZATION GAIN	$104,616
COST TO SELL	-$68,319
TAX BENEFIT	$24,758

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