

## Yearly Expenses

Equal Comparison (Condo/House/Apt all have pool, exercise equipment, etc)

Condo vs. Single Family Home vs. Renting

12/06/06

	Condo	House	House	2 Bedroom Rental
Cost of Home	\$ 250,000	\$ 400,000	\$ 400,000	
Mortgage	\$ 200,000	\$ 350,000	\$ 350,000	\$ -
Mortgage(7% interest)	\$ 16,800	\$ 28,800	\$ 28,800	\$ -
Real Estate Tax(not incl in mortgage)	\$ 2,600	\$ 4,200	\$ 4,200	\$ -
<b>Condo Fee(\$350/mth)</b>	<b>\$ 4,200</b>	\$ -	\$ -	\$ -
Rent(\$1,400/mth)	\$ -	\$ -	\$ -	\$ 16,800.00
Property Insurance - Building/House	incl in condo fee	\$ 600	\$ 600	\$ -
Property Insurance - Unit/Apt.	\$ 200	\$ -	\$ -	\$ 200.00
Electricity - Building/House	incl in condo fee	\$ 600	\$ 600	\$ -
Electricity - Unit/Apt	\$ 300	\$ -	\$ -	\$ 300.00
Fuel Oil/Gas/Elect (hot water)	incl in condo fee	\$ 800	\$ 800	\$ -
Fuel Oil/Gas/Elect (heat)	\$ 300	\$ 2,000	\$ 2,000	
Water/Sewer	incl in condo fee	\$ 600	\$ 600	\$ -
Laundry	\$ 150	\$ 100	\$ 100	\$ 200.00
Exercise Equipment/Saunas	incl in condo fee	\$ 100	\$ 100	
<b>Maintenance</b>	<b>Contractors</b>	<b>Contractors</b>	<b>Do-it Yourself</b>	
Snow Removal	incl in condo fee	\$ 1,000	\$ 100	\$ -
Landscaping	incl in condo fee	\$ 1,000	\$ 500	\$ -
Repairs - Building/House	incl in condo fee	\$ 2,000	\$ 500	
Repairs - Unit/Apt	\$ 200	\$ -	\$ -	\$ -
Roof	incl in condo fee	\$ 200	\$ 100	\$ -
Driveway	incl in condo fee	\$ 200	\$ 100	\$ -
Pool	incl in condo fee	\$ 700	\$ 500	
Special Assessments	\$ 400	\$ -	\$ -	\$ -
Reserve Fund Large Replacements	incl in condo fee	\$ 800	\$ 800	\$ -
<b>Total Condo Fee vs. House Exp.*</b>	<b>\$ 5,750</b>	<b>\$ 10,700</b>	<b>\$ 7,400</b>	<b>\$ 17,500</b>
<b>Total Overall Yearly Expenses**</b>	<b>\$ 25,150</b>	<b>\$ 43,700</b>	<b>\$ 40,400</b>	<b>\$ 17,500.00</b>
	<b>Condo</b>	<b>House</b>	<b>House</b>	<b>Rented 2 Bedroom</b>
	<b>Contractors</b>	<b>Contractors</b>	<b>Do-it Yourself</b>	

### NOTES:

\*Condo fee is less expensive than maintenance costs of a comparable house.

\*\*Overall yearly costs are less expensive for a condo over a comparable house.

Costs are estimated.

Does not include phone, cable/dish TV, internet expenses.

### Financial Issues:

Single Family Home - can appreciate/depreciate in value more than condo due to percentage change on higher value.

Renting is less costly however most expenses will not be recovered compared to owning(except partial recovery on filing tax return).

Owning is more costly however the expenses paid into a mortgage goes against equity which most can be recovered on sale(except interest).

Interest paid on a mortgage and real estate taxes can be partially recovered through Itemizing Deductions on tax returns.

Some people would not pay for all these condo expenses in their own home - their home would not look very appealing / low resale value.

Sharing - common area expenses are shared in condo type living but not in single family home.

### Psychological Issues:

Renting - peace of mind having no responsibilities of ownership except your own possessions.

Condo - peace of mind not having some responsibilities of full ownership except for inside unit.

Single Family Home - less peace of mind especially as the home and owners get older.

Condo/Apt - Let someone else take care of the headaches - snow shoveling, mowing lawn, raking leaves, major repairs, etc.

Community living - condo vs house in cities almost have the same living arrangements as neighborhood houses are close together.