

# MORTGAGE LOAN CALCULATOR

Client Name: Mr Sean Cooper

<b>inputs</b>	Home Value	\$550,000
	Interest Rate	2.89%
	Duration of Loan (in months)	360
	Mortgage Amount	\$400,000
	Current Age	30

<b>key statistics</b>	Monthly Loan Payment	\$1,663
	Total Loan Payments	\$500,627
	Total Interest Paid	\$100,606
	Original years to pay	30
	New projected years to pay	16.1
	Years Reduced by Extra Pmnts	13.9
	Interest Saved	\$97,994
	NPV of Interest Savings	\$77,101
	Original age to pay Mortgage	60
	Projected age to pay Mortgage	46

<b>optional inputs</b>	Loan Start Date	6/24/15
	Total contributions from the plan	\$179,711
		<b>N</b>
		<b>Y</b>
	Remaining Available Equity	\$0

# LOAN CALCULATOR

<b>inputs</b>	Distribution rate	8%
	Interest rate of leveraged loan	3.75%
	Total Investment	\$200,000

<b>key statistics</b>	Monthly Distributions	\$1,333
	Monthly Loan Interest	-\$619
	Avg Monthly Tax return	\$217
	Avg Net Contribution / mth	\$931
	Net Contribution / Yr	\$11,174
	Years to pay loan with pers contributions	6
Proj age to pay all with pers contributions	52	

<b>optional inputs</b>	Loan Start Date	6/24/15
	Tax Bracket	35%
	Personal Contribution	100% \$1,663
	Gross Distributions / yr	\$16,000
	Interest / yr	-\$7,425
	Tax refund / yr	\$2,599

# NET WORTH

<b>inputs</b>	Home value ROG	5%
	Leveraged investment return	8%
	Regular Investments	\$46,000
	Rate of Return	6%

<b>key statistics</b>	Do nothing scenario	When mortgage is paid	Age	60
			Net Worth	\$2,641,206
		vs TWA at the same age		\$3,016,170
	TWA with personal contributions	When mortgage is paid	Age	46
			Net Worth	\$1,320,034
		When loan is paid	Age	52
		Net Worth	\$1,968,579	

<b>optional inputs</b>	Loan Start Date	6/24/15
	Total years to complete the plan	22