

Lauren Whitfield
Managing Broker · Whitfield Realty Group
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November 16, 2026
Prepared for Daniel & Priya Shah
All figures are estimates

Lease vs. Buy

5,000 sq ft · 10 years

OVER 10 YEARS

Buying costs $868,253 less

Leasing $1,834,221 · owning $965,967 after the sale

LEASING

Base rent, year one	$120,000 ($24 per sq ft)
Taxes, insurance and common-area costs, year one	$40,000
Rent increases 3% a year, costs 3%	
Total paid over 10 years	**$1,834,221**

BUYING

Price	$1,400,000
Down payment (20%)	$280,000
Closing costs (3%)	$42,000
Loan payments over 10 years (7%, 25-year schedule)	$949,911
Taxes, insurance and upkeep	$515,875
Cash paid out	**$1,787,786**
Value in year 10 at 2.5% a year	$1,792,118
Loan balance then	- $880,694
Net from the sale after 5% selling costs	$821,818
Cost of owning after the sale	**$965,967**

YEAR BY YEAR

YEAR	LEASING	OWNING (PAYMENTS AND COSTS)
Year 1	$160,000	$139,991
Year 2	$164,800	$141,341
Year 3	$169,744	$142,732
Year 4	$174,836	$144,164
Year 5	$180,081	$145,639
Year 6	$185,484	$147,158



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YEAR BY YEAR (CONTINUED)

YEAR	LEASING	OWNING (PAYMENTS AND COSTS)
Year 7	$191,048	$148,723
Year 8	$196,780	$150,335
Year 9	$202,683	$151,996
Year 10	$208,764	$153,706

NOTES

- Owning comes out ahead only if the building is sold, or could be, for the value shown.
- Income tax, depreciation, and what the down payment could earn elsewhere are not included; ask a CPA how they change the picture.
- An estimate, not tax, legal or lending advice.
- Estimates and research only, not guarantees. Figures, values, costs and records are approximate, can be incomplete, wrong or out of date, and shouldn't be relied on alone. Not legal, tax, lending or appraisal advice. Confirm with the right professional (attorney, CPA, lender, appraiser or title company) before acting.