



UNION WEST
Financial

How to Add a \$1,000,000 to Your Retirement

Separate \$160,000 of Equity

Borrowing at 6.5%
(Tax Deductible)

Investing at 7.5%
(After tax & fees)

Net Cumulative Annual Cost
at 6.5% (\$10,400 - 34%)

Cumulative Investment Growth
at 7.5% (w/o \$160,000 principal)

Year	Mortgage Cost	Investment Growth	Net Gain
1	\$6,864	\$12,000	\$5,136
5	\$34,320	\$69,701	\$35,381
10	\$68,640	\$169,765	\$101,125
15	\$102,960	\$313,420	\$210,460
20	\$137,280	\$519,656	\$382,376
25	\$171,600	\$815,734	\$644,134
30	\$205,920	\$1,240,793	\$1,034,873

Investing the \$6,864 instead of using it to access the lump sum of \$160,000 would grow to \$709,733 at year 30. That is \$325,139 less than what was realized by treating your mortgage as a strategic tool to grow your wealth.