**Why Lease vs. Purchase ?**

The building lots at Liberty Manor are leased as opposed to purchased. This concept frees up a substantial amount of money ordinarily consumed by the purchase, development, and ongoing maintenance of a building lot. This savings can then be used to reduce the purchase price of the house itself or to invest at an attractive rate of return. The Liberty Manor buyer, therefore, realizes a much greater value from each invested dollar as a result of this leasing concept. The following chart compares the typical cost to purchase land as opposed to leasing it:

|  |  |  |
| --- | --- | --- |
| **Land Acquisition** | **\*Purchase** | **Lease** |
|  |  |  |
| Initial Cost | $100,000.00 | $5,352.00/yr |
| Survey | 1,000.00 | .00 |
| Tax Stamps | 1,500.00 | .00 |
| Legal Fees | 1,000.00 | .00 |
| **Total Acquisition Cost** | **$103,500.00** | **$5,352.00/yr** |
|  |  |  |
| **Land Improvement** | **\*Purchase** | **Lease** |
|  |  |  |
| Site Work | $7,500.00 | Included |
| City Water | 4,000.00 | Included |
| City Sewer | 7,500.00 | Included |
| Lawn Irrigation System | 2,000.00 | Included |
| Lawn Installation | 2,500.00 | Included |
| Shrubs & Mulch | 700.00 | Included |
| Concrete Walk & Driveway | 2,000.00 | Included |
| **Total Improvement Cost** | **$26,200.00** | **$.00** |
|  |  |  |
| **Land Maintenance** | **\*Purchase** | **Lease** |
|  |  |  |
| Taxes | $4,200.00/yr | Included |
| Summer Maintenance | 750.00/yr | Optional |
| Winter Maintenance | 350.00/yr | Optional |
| **Total Maintenance Cost** | **$5,300.00** | **$.00** |
|  |  |  |
| **Total Out of Pocket Cost** | **\*Purchase** | **Lease** |
|  |  |  |
| Acquisition | $103,500.00 | $5,352.00/yr |
| Improvement | 26,200.00 | .00 |
| Maintenance | 5,300.00 | .00 |
| **Total Cost** | **$135,000.00** | **$5,352.00/yr** |

\*Purchase amounts are reasonable estimates of what a buyer might expect to pay.