

ROE, ROE, ROE to Float Your Boat Return on Equity (ROE)







Ron Mauer Wisconsin Chapter





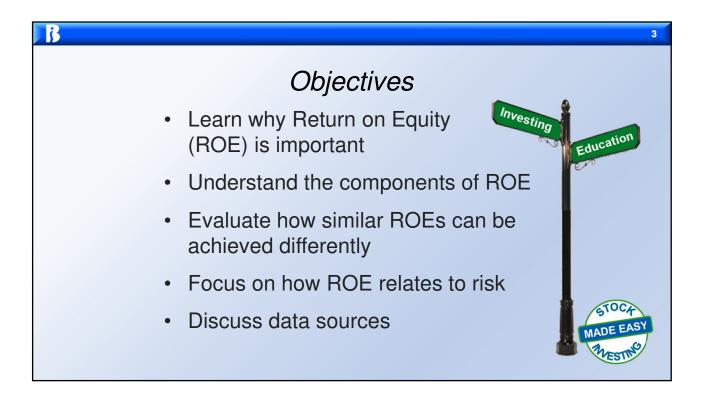
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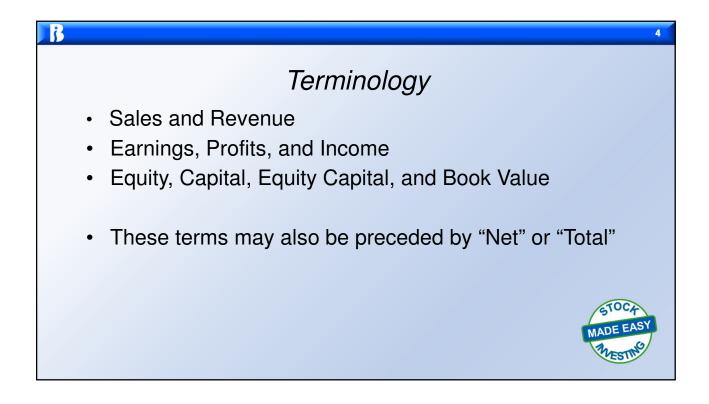
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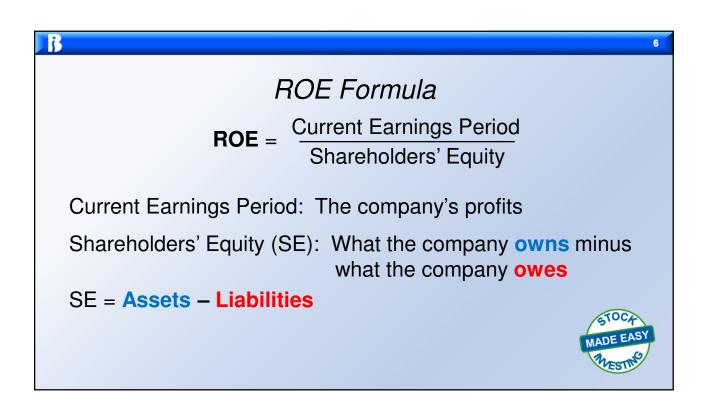


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Home investment – Mortgage = Home Equity

Home investment $ 100,000 = the asset you own

Mortgage $ 80,000 = the liability you owe

Down payment $ 20,000 = the equity you have

Asset minus Liability = Equity

$100K - $80K = $20K
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Home Equity One Year Later

Home investment $100,000

Mortgage $80,000 = the liability you owe
Down payment $20,000 = the equity you have
Home Value $105,000 = the asset you own

Current Value - Investment in Home = Return
$105,000 - $100,000 = $5,000

Return ÷ Equity = ROE
$5,000 ÷ $20,000 = 25%
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Home Equity One Year Later

Home investment \$100,000

Mortgage \$ 90,000 = the liability you owe
Down payment \$ 10,000 = the equity you have
Home Value \$105,000 = the asset you own

Current Value - Investment in Home = Return
\$105,000 - \$100,000 = \$5,000

Return ÷ Equity = ROE
\$5,000 ÷ \$10,000 = 50%

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Home Equity Risk

Increasing debt-to-equity by borrowing can increase ROE

Is the increased debt-to-equity worth the risk?

- Higher interest rate with smaller down payment
- Higher monthly mortgage payment with smaller down payment
- Job loss, unexpected repairs, medical bills



