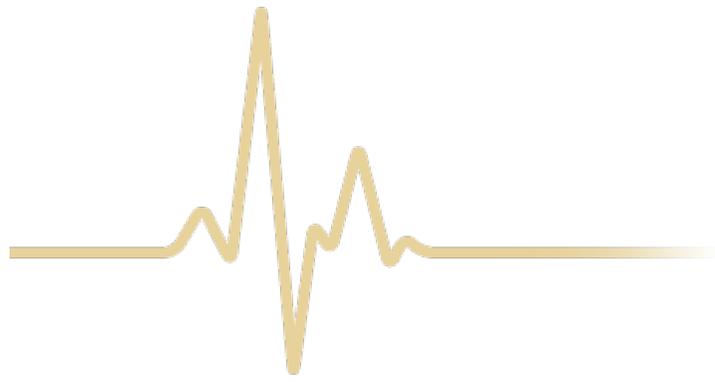


# The Pulse

The Voice of Medical Partners  
Winter 2022



## President's Note

The winter holidays make December a really exciting month for IMP! Firstly, our member outreach chair, Gina, will be coordinating our annual 12 Days of Giveaways starting on December 1st through our private facebook group. Everyone's answers to the prompts are always really fun to read. The responses have inspired me to explore different local events, shops and cafes, to test out new recipes, and to learn about different members' holiday traditions.

Additionally, we have some scheduled opportunities to come together to share our favorite treats. Our vice president, Ceric, is organizing the annual cookie exchange. Come hang out while enjoying a warm beverage with friends, and share your favorite cookie recipe. Our book club chair, Migs, is also hosting a get together to share appetizer recipes from your favorite cookbook or blog. Please note that if baking or cooking isn't your thing - come anyway! Food is fun, but at the end of the day we are here for the people. Take this opportunity to meet someone new and connect over this season of life.

Finally, this season is a good time to intentionally practice gratitude. I am grateful that this organization was created and passed down so that we could enjoy the benefits of an organized support system while in this phase of life. The IMP officers are all members that have volunteered to continue this organization; the gift of their time and energy while juggling family, jobs and daily life is what makes this community possible. Furthermore, when members participate in events, serve each other with meal trains and make connections with each other, even outside of official IMP events, you are also participating in keeping this community alive. Let's all find an opportunity this season to outwardly share our gratitude for each other.

*Megan Pai*

Iowa Medical Partners President



## Renting or Buying in the Iowa City Area: What's Best for You



**Tundi Brady, REALTOR®**

319.621.6600

tundibrady@urbanacres.com



There are pros and cons to both renting and buying, and thinking through their advantages and disadvantages is important. These articles from [Bankrate](#) and [Fidelity](#) both outline great questions to consider for evaluating your own priorities. But one major consideration most of us want to weigh is what makes the best financial sense, and the answer to that will vary depending on each situation. And it gets very location-specific, so comparing apples to apples and doing the math on Iowa City-area scenarios is important to being an informed housing consumer here. So let's do the math. (Hang in there math-haters, if I can do this you can too! When it is money that stay in your pocket, it can even be pretty fun, I promise.)

Let's say two people move to the area for 3-year residencies. They move into cookie-cutter identical homes on the same street. Both are decently maintained, maybe a bit dated, and all appliances, furnace, AC, and roof are in fine working condition although not brand new.

One is renting for \$1800/month, and the other bought for \$230K. In our area we have a lot of variability in rent & purchase pricing, but this is a pretty realistic scenario.

After 3 years, the renter walks away having paid \$64,800 toward their landlord's rental investment, and could get their \$1,800 security deposit back. But besides that \$1,800 -- would be guaranteed no additional profit and also no loss. That is pretty straightforward.

With a buyer we have a little less certainty, so let's run a scenario to see how they might fair after 3 years. Let's assume this home buyer had no down payment and borrowed the entire \$230K at 6% interest on a 30-year mortgage. The monthly mortgage payment including principal, interest, tax, and house insurance is about \$1,770. So on monthly costs, renter and buyer are almost even.

Then the buyer will be able to deduct from their taxable income, both interest paid on the loan as well as property taxes paid. So we can estimate they will reduce the taxes they owe by approximately \$3,740 annually, which after 3 years is about \$11,000 savings for the buyer over the renter.

Now let's say they sell the house after exactly 3 years. And let's say they had to replace a dishwasher for \$500, they repainted the interior for another \$500, and spent \$1000 over 3 years on furnace/AC maintenance checks, plumbing fixes, and minor repairs. So that \$11K tax savings is down to \$9K.

After 3 years, they sell their \$230K house for \$244K, which is 2% annual increase in value. In typical economic times we have 2-5% in home values any given year, so that would be a modest increase calculation.

The principal left on their loan after 3 years will be \$221K, so they have to pay that off, which leaves them with \$23K. And let's estimate their excellent real estate brokerage who worked their tail off to make everything work perfectly asked for 6% for their efforts, which is \$14,650 and leaves them with \$8,350. Closing costs for selling will be about an additional \$800.

So after selling, that buyer will gain \$7,550 in their pocket, plus they should have saved an additional \$9k over the last 3 years in taxes they did not have to pay = \$16,550 total gain.

I also ran the numbers to see what it would take for the homeowner to only break even when they sold, excluding the \$9k profit they saved in taxes. If the house only increases \$6K over 3 years and sells for \$236K, that homeowner walks away without gain or loss from the sale but would still have gotten the \$9K tax savings.

We can never predict the future exactly, but we can test the math in different scenarios to help us evaluate what works best for ourselves. If you would like to talk about your home ownership situation, please give Tundi a call!

# Nathan Brooks with 25



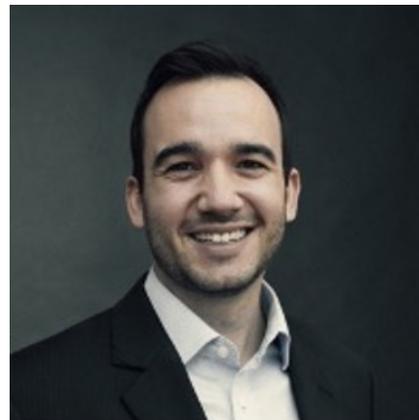
Do you have questions about your unique financial situation? Finances for families in the messy middle of medical training can be such a headache. IMP recommends reaching out to Nathan Brooks, partner and financial advisor at 25 Financial, for assistance in your financial planning.

As a Financial Advisor, Nathan has worked exclusively with physicians and their families for 12 years. He has helped many Residents and Fellows navigate the unique financial challenges and questions your family will face while your significant other is in training. Many critical decisions are made during your spouse's training years that can either make life easier or more challenging as they transition into practice. Time can feel like a precious commodity during these years, but a little planning now will go a long way down the road.

Nathan's goal is to be a trusted resource for your family. Through your membership with IMP, you are free to reach out to Nathan anytime with your financial questions, so we hope you take advantage of the offer! Nathan can be reached at [Nathan.Brooks@25financial.com](mailto:Nathan.Brooks@25financial.com) and <https://25Financial.com>.

## FINANCIAL PLANNING

- FIRST HOME PURCHASE AND MORTGAGE PLANNING
- STUDENT LOAN PLANNING, REFINANCING, AND FORGIVENESS
- EMPLOYMENT CONTRACT REVIEW AND NEGOTIATION
- RISK MANGEMENT (LIFE INSURANCE, PHYSICIAN DISABILITY INCOME PROTECTION, LIABILITY PROTECTION)
- RETIREMENT PLANNING, INVESTMENT ADVICE, ALTERNATIVE INVESTMENTS.
- ESTATE PLANNING





Nanci Kohl INSURANCE  
AGENT  
Call in: 319-338-6200  
Click in: <http://nancikohl.com>  
Email: [life@nancikohl.com](mailto:life@nancikohl.com)  
Come in: 431 Hwy 1 W  
Iowa City, Iowa 52246

The Nanci Kohl State Farm agency can help you with your Insurance and Financial Service needs whether you are buying or renting here in the Iowa City area! We have an experienced team to assist you in transferring your current policies with State Farm from another state or we can help you set up new policies with State Farm. We offer a free needs analysis and can educate you on the risks to your assets that insurance can help alleviate. Call us to schedule a time to talk or meet! I am now licensed in Missouri, Minnesota, Illinois and Wisconsin so we can handle your needs if you move to one of those states after Iowa City.



Don't forget to check out our website for the latest info!  
<http://www.iowamedicalpartners.org>

If you want to give service to others, signing up as part of a Meal Train is a great way to do it! Member Outreach Chairperson Gina Kemper arranges them, and we would love to help you out! Click on this link to sign up through our website: <https://www.iowamedicalpartners.org/postpartum-meal-trains.html>

Iowa Medical Partners would like to thank all of the community businesses and programs that support our resident families--in particular, Nathan Brooks of 25, Green State Credit Union, State Farm Insurance Agent Nanci Kohl, and Tundi Brady, Realtor, for their years of dedication and support to Iowa Medical Partners. We thank you!



Tundi Brady  
REALTOR®  
Urban Acres Real Estate



"I have been in your shoes!"  
Medical Partner  
Member 1998-2001

**319.621.6600**  
[TundiBrady@urbanacres.com](mailto:TundiBrady@urbanacres.com)  
LEARN MORE AT URBANACRES.COM



Nanci Kohl CPCU®, CLU®  
319-338-6200