



MODERN DAY MONEY STORIES TO HELP YOU
STAY AHEAD OF THE CURVE



Is this what a bubble looks look before it pops?

The "2 Year Pandemic Roller Coaster" also known as...

The Housing Market

This Month's Stories

1. How much a 1% interest rate hike affects a buyer's borrowing power.

page 4

2. Housing supply vs. demand - is it better to buy or rent?



page 8

3. Is your retirement better kept in real estate or the U.S. dollar?

MONTHLY INFLATION COUNT SINCE THE START OF THE 2020 PANDEMIC



January 2020 US Dollar Purchasing Power - \$1
June 2022 US Dollar Purchasing Power - \$0.87

Purchase Power Decrease
11.5%

source - U.S. Bureau of Labor Statistics

How affordable are homes with today's inflation, supply chain issues, and multiple interest rate changes.

The real estate market moves in cycles. These cycles usually run between five years to a decade, but the initial signs usually take a while until they are able to be identified by the masses... but 2022 signs are obvious. Real estate is shifting right under our feet, and the decisions Americans make over the next few months could shift their lives for years.

[continued on next page](#)

continued

The 2022 Summer Real Estate Market

How much does a 1% rise in an interest rate affect a home buyer's borrowing power?

The American Homebuyer's Purchase Transaction in July 2022

The average home price in America is \$425,000

The average household income in America is \$67,521

Debt to Income Ratio allowance for house expenses (PITI) - 43%

Maximum Monthly PITI Mortgage Payment allowed - \$2,420

(assuming the borrower has no other loans or credit lines on their credit report)

Loan Amount - \$340,000 (\$85,000 down payment)

(Based on 740+ FICO score and 80% loan to value for a conventional loan)

Maximum Monthly PITI Mortgage Payment allowed - \$2,420

(see issue #4 of the Metropolis Monthly for state property tax rates)

Interest rate - 5.5%

\$1,930 per month

+ TAXES and INSURANCE

\$490 left on budget

for taxes and insurance

Interest rate - 6.5%

\$2,149 per month

+ TAXES and INSURANCE

\$271 left on budget

for taxes and insurance

the DTI Killers

Car Loans & Credit Card Payments



Maximum Monthly DTI Allowed - \$2,420

car payment - \$500 monthly

credit card payments - \$150

total payments - \$650

\$1,770 left for mortgage PITI

\$1,770 monthly PITI only qualifies for

\$225,000 loan amount @ 5.5%

with 20% down on a \$280,000 purchase price

\$200,000 down payment for \$425,000

continued on next page

The 2022 Summer Real Estate Market

Rates climbed higher and existing U.S. home sales dropped by 4.5% annually



The number of homes sold in the last 12 months dropped to 5.77 million units, but that is still stronger than any time since 2008. Homes continue to sell quickly, staying on the market for an average of 32 days in June. Despite the drop, U.S. existing-home prices rose 15% year over year.

[ScotsmanGuide.com](#)

101 LOAN PROGRAMS:
EVERY AMERICAN NEEDS TO KNOW ABOUT

The next 20 years will go by faster than the last 20. Your goals will most likely grow or change course over the next two decades, and you will need many different savings plans and loans to get there.

LOAN APPLICATION

APPROVED

DISCOVER WHY NOW IS THE TIME TO MAP OUT THE PATH & GAMEPLAN

Chad T. Mitchell
publisher of "The Metropolis Monthly" newsletter,
author of eBooks
"5 Things to Consider When Choosing a Loan"
& "Create Your Own Family Bank"

Couch Surfer Challenge

Some things about money you might not know about

5 THINGS TO CONSIDER BEFORE BUYING A HOUSE:

For those planning or purchasing a property, the release of the new eBook is next month.

101 LOAN PROGRAMS

The 2022 Summer Real Estate Market

Supply vs. Demand : is it better to Buy or Rent?



For over a decade, rates have been at an all time low. Even as rates currently rise from 2020 and 2021 levels, rates are still at a 50 year all time low.



This is not the way that millennials see it. A survey revealed that Millennials may have given up on homeownership, and the number who plan to remain renters has increased each year.

There has been a big jump in the number of renters who want to “always rent” over the last few years. The share of millennial renters who say they will never own a home is nearly one in four.

[continued on next page](#)

continued

Buy or Rent? As shortages grow, the heavyweight bout between supply vs. demand causes questions.

In a recent job recruiter survey, 75% of respondents said they would consider a job outside their current employment, and 55% said they would decline a job that didn't allow for a remote work option at least part of the week.

More people are working from home and do not have to live based solely on their employer's location and moving to markets with less population density and homes at lower price per square foot prices. Many baby boomers are building additions and home offices on the property they already own.



New construction is still the simplest way to solve the nation's housing shortage, but there is also a labor shortage and supply chain slow downs, along with regulatory and zoning issues developers must endure. Additionally, more investors are buying more properties to rent, and more builders are building neighborhoods to rent, not sell.

continued on next page

continued

The supply in this country continues to lag behind the demand, with a shortage of over 5 million homes, and 88 million millennials, who are the largest generation of home buyers in the U.S. today, will most likely continue to have a tough time find their dream home, even with 35% working remotely,

KEY GOVERNMENT MEETINGS

JULY 26 - 27

SEPTEMBER 20 - 21

Central-bank officials on track for more rate increases over the summer



The latest reports show inflation is accelerating to its highest annual rate in four decades, and is likely to maintain the Federal Reserve officials' ambition to rapidly raise interest rates to a neutral level that doesn't stimulate further inflation.

How big is the housing shortage? Are we becoming a nation of renters?

As interest rates and inflation rise, home purchases decline, but the need for affordable housing still grows.

Over the next five years, we will be building 1,000 houses in Reno, NV. We have room for a few more partners. If interested contact Chad.



Paying your taxes and building a Million Dollar Nest Egg with a Private Vault Account

ALTERNATIVE: A Private Vault Account... you can save after tax money into a specially designed life insurance policy. This is strategy often used by the wealthy and allows you to save and grow your "after tax" money at over 5% a year... and unlike a 401k, you can borrow money out of it while your retirement continues to earn compound interest, even if it takes you years to pay back your loan. The bonus... it grows tax exempt.



Tax Payers that filed extensions...

Is your money stuck in a 401k?

Use a Private Vault Account to grow your retirement and pay your tax bill at the same time.

Utilize a savings account that over decades will become...

a tax exempt

MILLION DOLLAR NEST EGG

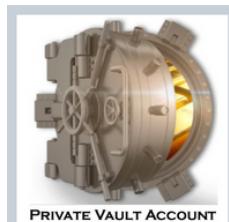
for retirement

for a short video on how it works, go to:

MillionDollarNestEgg.com

**THE MILLION DOLLAR
NEST EGG**

Choose What Year It Will Hatch



Saving in 2022 doesn't look like it did in 1992. A Private Vault Account might be a good fit for you.

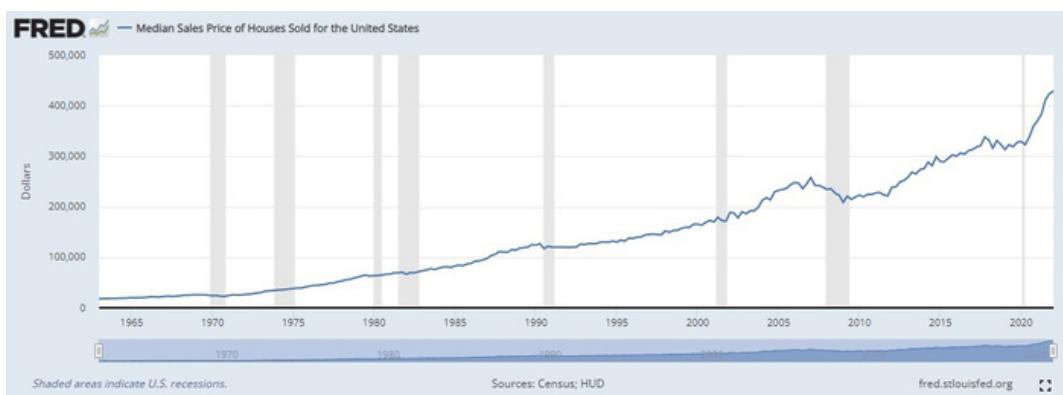


The 2022 Summer Real Estate Market

What is the better place for your retirement... the real estate market or the U.S. dollar?

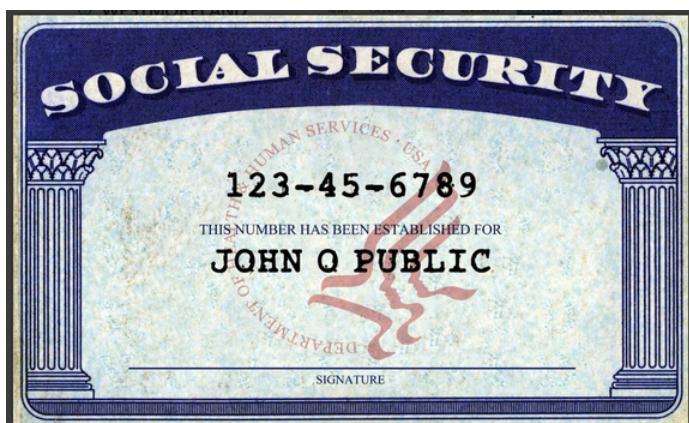
As interest rates continue to rise (discouraging millennials and those getting back on their feet from the jolt covid gave the economy), home values and prices still rise.

As inflation continues to become a concern and the value of the dollar drops, it is hard to ignore that the real estate market continues to grow year over year.



continued on next page

NEXT MONTH IN THE AUGUST ISSUE: the Social Security System



The
social security system
It's history and its future.

JULY 2022

VOLUME 1

ISSUE 7

MODERN DAY MONEY STORIES TO HELP YOU
STAY AHEAD OF THE CURVE



continued

The 2022 Summer Real Estate Market

**What is the better place for your retirement...
the real estate market or the U.S. dollar?**

Over the past 50 years, the real estate market has appreciated at a rate of around 4% each year. Although home prices have spiraled out of the norm over the past few years, real estate appreciation has been mainly consistent. With many millennials not wanting to jump into the market, this might be the best time to purchase rentals.

[ScotsmanGuide.com](#)

July 2022 Calendar **WEBINAR CASE STUDIES**

Mortgage Approval
and How to Build
GREAT CREDIT

How to Spend
the Same Dollar
Twice

Savings Accounts
for Stock &
Crypto Traders

Refinancing
401k or IRA's to
Maximize Benefits

Pay Off Debt
while Earning Profit

Earn and Bank Like
Warren Buffet

Paying Taxes with
Tax Exempt Profits

Buying a 2nd Home
to AirBNB Without
Tax Returns

Outliving a Term-life
Insurance Policy and
Getting a Refund

How a 19 Year Old
got a \$1.7m Loan
Without Tax Returns

Creating a Million
Dollar Nest Egg &
Family Bank

The 20 Year
Retirement
Gameplan

to register for a webinar or see a previous replay visit:

[calendar.MetropolisMonthly.com](#)

Metropolis



me-trop-o-lis

/mə'træp(ə)lɪs/

noun

the capital or chief city of a country or region.

By definition, a Metropolis is a large city, and there are over 384 metropolitan areas in the United States according to Census.gov. While they all have different shapes, sizes, and locations, the one thing they all share, along with rural areas, is that we all use money to navigate through it.

While some might think "Money" is a dirty word or just a piece of paper we use to buy material objects, it is really just storage for our most precious and limited commodity... time. Since many of us spend the majority of our time each week earning money, shouldn't we spend at least a small portion of our time learning how to wisely save and maximize it?

Interested in an inflation buster?



Some economists estimate the current inflation rate to be higher than reported and over 9% per year. Holding your savings within a mutual company might be a better alternative than traditional savings account.

Contact Chad for details.

AN INTRODUCTION TO THE NEWSLETTER

Hello, my name is Chad Mitchell, and I would like to welcome you to the very first issue of my monthly newsletter, The Metropolis Monthly. I designed it to share new updates and ideas on our constantly evolving economy and to spark a sense of financial interest in my fellow Americans, especially the middle class.

Like most of us, I started from small beginnings. Back in 1993, at age 16, I worked a \$4.25 per hour minimum wage job to save money for my first car, which cost me \$600 (or over 142 hours at that earning rate).

While hard work might teach us the value of a dollar, it does not teach us the best way to save, spend, and maximize that dollar.

Adult financial freedom isn't just for the mega-rich; anyone can learn and benefit. From inflation to interest rate changes to cryptocurrency, we are going to explore all of those topics and many more in the months ahead.



JULY 2022

VOLUME 1

ISSUE 7

MODERN DAY MONEY STORIES TO HELP YOU
STAY AHEAD OF THE CURVE



Do you have an idea for a topic you would like us to discuss in a future issue?

text or email your idea to

CMitchell@Metropolis-Equity.com

323-401-9177

Mitchell's Monthly Rant



The best time to plant a tree was 20 years ago. The second best time to plant a tree is today.

Like most of us, I would love to go back five years in time with what I know now, especially since I have acquired two different finance licenses since then and can now offer most "average Joe's" many different savings and lending programs that I did not know existed a half decade ago when I was flipping houses.

If you would like to discuss my generational wealth building savings accounts or a loan program, I am happy to do so, but this letter is not meant to be a sales pitch, nor is it intended to be financial advice.

Adult financial freedom isn't just for the mega-rich; and when our neighbors and family members don't take interest in learning, it eventually affects us all as a country.

Humanity has gone from trading chickens on the barter system, to using tulips as a store of value (shout out to the 17th century Dutchmen), to using gold, to using paper notes, and now to digital currency. This is the most exciting and confusing time in the history of mankind using money in a society. And with the government printing so much money during the pandemic, the mighty US dollar might not remain the global currency forever. Learning about new financial programs is for everyone. Let's learn together.

Thanks for reading the maiden voyage of this newsletter, and I look forward to hearing from anyone that actually made it all the way through it.

CTM.

THIS NEWSLETTER IS FOR INFORMATIONAL PURPOSES ONLY, AND ARE NOT A RECOMMENDATION OF AN INVESTMENT STRATEGY OR TO BUY OR SELL ANY SECURITY, DIGITAL ASSET (CRYPTOCURRENCY, ETC) IN ANY ACCOUNT. ALL INVESTMENTS INVOLVE RISK INCLUDING THE LOSS OF PRINCIPAL AND PAST PERFORMANCE DOES NOT GUARANTEE FUTURE RESULTS.