

Forum:[Hack Forums](#)

Thread: [My Apartment I Bought About 2 Months Ago](#)

Techius - August 19, 2018, 4:52 am

Paid all cash, because why not? In real terms, paying with cash immediately or getting a 25 year mortgage. You're going to be paying the same.

Think it's fake...?

This is just a personal residence. I own multiple properties as an investment as well.

FiftyTwo - August 19, 2018, 5:01 am

eBook money pulled through.

Congratulations on buying an apartment OP. ?

Zoo - August 19, 2018, 5:04 am

The fuck you smoking? Of course you wouldn't pay the same if you're paying cash upfront or paying over 25 years mortgage.. There's interest on the mortgage. The only downside of buying the property outright is if you could be using the cash to generate more cash. But hey, you're the billionaire so that doesn't matter does it

Techius - August 19, 2018, 5:08 am

(Aug 19, 2018 05:04 AM)Meerkat. Wrote: [\[CITE\]](#) The fuck you smoking? Of course you wouldn't pay the same if you're paying cash upfront or paying over 25 years mortgage.. There's interest on the mortgage. The only downside of buying the property outright is if you could be using the cash to generate more cash. But hey, you're the billionaire so that doesn't matter does it
Inflation balances out the interest.

RRRaptor - August 19, 2018, 5:10 am

Whereabouts are you located bro?

CyberError - August 19, 2018, 5:14 am

I could click a photo in lamborghini but it doesn't mean i can afford it or i own it ,,

Arizonalce - August 19, 2018, 5:14 am

Pays in cash for an apartment but still uses a potato camera.

RAT - August 19, 2018, 5:14 am

(Aug 19, 2018 05:08 AM)Techius Wrote: [\[CITE\]](#) Inflation balances out the interest.

That is not the case always - depends where you live and what is the average annual inflation rate so far is & from that it is somehow possible to predict what the average inflation rate for the following

25 years might be. However, in general you do have a point here & you probably told everything from your local market's perspective.

However, nice apartment indeed. Care to share how much did it cost?

KristinaZar - August 19, 2018, 6:37 am

How much did you spend? Good job!

WageWolf - August 19, 2018, 12:04 pm

Congratulations on your new place OP! Looks really nice. :)

Bluffer - August 19, 2018, 12:08 pm

Is that in NYC? Looks good op.

Deal - August 19, 2018, 12:09 pm

I do not believe it, capture a video where you say Vanadium is the best.

Punisher - August 19, 2018, 12:43 pm

I never understood how this worked compared to buying a house with land.. you own the apartment, who owns the entire building?

Deal - August 19, 2018, 12:48 pm

(Aug 19, 2018 12:43 PM)Punisher Wrote: [\[CITE\]](#) I never understood how this worked compared to buying a house with land.. you own the apartment, who owns the entire building?

You buy the apartment, but the whole building is owned by the state.

However everyone that owns apartments in the building, gets invited to meetings where things regarding the building is discussed.

At least that's how it is in my country, depending on where it is, in the capital city the state owns most of the buildings hosting apartments as they're protected.

?roye - August 19, 2018, 3:41 pm

Really nice and beautiful apartment, do you live alone?

Dark Star - August 19, 2018, 3:41 pm

Looks pretty nice if you actually own it. ?

TwisteD - August 19, 2018, 10:54 pm

I remember you posted this in your ebooks sales thread, but could never write what people requested on a piece of paper to show its actually yours. lmao. Either way, if you actually have it then congrats, and if you dont, then I hope you get the online validation you were looking for.

Chief Sosa - August 20, 2018, 1:22 am

(Aug 19, 2018 12:48 PM)Vanadium Wrote: [\[CITE\]](#) You buy the apartment, but the whole building is owned by the state.

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At least that's how it is in my country, depending on where it is, in the capital city the state owns most of the buildings hosting apartments as they're protected.

Lmaooo so according to you the state builds all the apartment buldings in your country? Usually investors buy the land or buy the rights to build on the land and then build on it.

oscast - August 20, 2018, 1:26 am

one word, smog

two words, shitty camera

RAT - August 20, 2018, 3:06 am

(Aug 20, 2018 01:22 AM)The Deliverer Wrote: [\[CITE\]](#) Lmaooo so according to you the state builds all the apartment buildings in your country? Usually investors buy the land or buy the rights to build on the land and then build on it.

They do, however when they officially sell some of their apartments in the building they no longer own it anymore and it becomes a property of the person who bought it.

redbullislife - August 20, 2018, 3:12 am

I agree mortgages are complete bs homie.

Beamer Boy - August 20, 2018, 3:57 am

In most cases, it's not the right decision to pay for something in cash.

As you said yourself, there's inflation. And if you use the money for investments instead, you should be able to make a way higher return than the interest rates on the loan.

If you look at really rich people, all of them rent money all the time, even though they have plenty of money themselves.

FCC - August 20, 2018, 4:03 am

Damn nice apartment, looks good OP.

Deal - August 20, 2018, 9:13 am

(Aug 20, 2018 01:22 AM)The Deliverer Wrote: [\[CITE\]](#) Lmaooo so according to you the state builds all the apartment buildings in your country? Usually investors buy the land or buy the rights to build on the land and then build on it.

Not all the apartment buildings... the ones in the capital.

Most of the buildings are hundreds of years old...

Jombah - August 20, 2018, 11:54 pm

Nice place, was the furniture included or separate

Playdough - August 20, 2018, 11:57 pm

fake

op rented out home on airbnb

u arent fooling anyone

La Vida Loca - August 22, 2018, 7:42 am

can you send me your house please

Q1W2E3R4P0O9I8 - August 22, 2018, 9:51 pm

Good think you added a little blur to the photos and saved them as new JPG's so they'd have a new MD5. Clever, but not so clever after all!

Sakuto - August 23, 2018, 1:30 pm

In most developed country with serious tax system, having a mortgage allows you to deduct a lot from your annual taxes, thus, making it way more interesting than paying cash.

Also, you could have invest the cash and make much more money :B

Good job anyway.

9CA6F755 - August 24, 2018, 11:30 am

Lets say you got a loan of 1 million dollars which you have to pay in the next 30 years. Imagine we are in 1998, some sources on the net like measuringworth.com(I can't post links just yet) give an idea of how much you save and this is probably not including the price of the actual property which has probably doubled or tripled already.

With that being said congrats on the purchase mate it looks pretty cool.

Trading - August 27, 2018, 11:40 am

LOL "paid in cash cus why not" bc thats against the law in most countries idiot

money laundering

SellerMerchant - August 27, 2018, 2:33 pm

Congratulations on the purchase!

Trolli - August 27, 2018, 7:01 pm

Looks dope bud! Needs a bigger TV though. ?

Techius - August 27, 2018, 9:23 pm

(Aug 27, 2018 11:40 AM)Trading Wrote: [\[CITE\]](#) LOL "paid in cash cus why not" bc thats against the law in most countries idiot

money laundering

It's not legal to pay up front, idiot. There's no laws saying you have to get a mortgage. But what do I know? It's not like I don't have any investment properties. What do I know? You're the expert!

Sabotage. - August 27, 2018, 9:32 pm

You keep flexing about your apartment or your helicopter, not to mention the fact that you allegedly claim or act as if you were rich, yet you keep selling eBooks here, some for as low as \$5.

You're clearly promoting your shit by bragging about things you probably do not own.

Trolli - August 28, 2018, 11:57 am

(Aug 27, 2018 09:32 PM)Sabotage. Wrote: [\[CITE\]](#) You keep flexing about your apartment or your helicopter, not to mention the fact that you allegedly claim or act as if you were rich, yet you keep selling eBooks here, some for as low as \$5.

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Marketing 101 ? ?

int - August 28, 2018, 1:46 pm

(Aug 27, 2018 09:32 PM)Sabotage. Wrote: [\[CITE\]](#) You keep flexing about your apartment or your helicopter, not to mention the fact that you allegedly claim or act as if you were rich, yet you keep selling eBooks here, some for as low as \$5.

You're clearly promoting your shit by bragging about things you probably do not own.

No its real it took him a lot of begging on the street and sucking dick to get to it

Sabotage. - August 28, 2018, 4:54 pm

(Aug 28, 2018 01:46 PM)Jukeboxhook Wrote: [\[CITE\]](#) No its real it took him a lot of begging on the street and sucking dick to get to it

oh sorry didnt know that ill edit my post

L-M-A-O OP is fucking pathetic.

Host - August 28, 2018, 6:09 pm

Congrats OP, how much is the rent?

redroyalty - August 28, 2018, 7:32 pm

(Aug 19, 2018 05:08 AM)Techius Wrote: [CITE](#) Inflation balances out the interest.
No it does not.

\$1 million paid today vs \$1 million paid over 25 or 30 years are very very different. You should read the book the compounding effect... or simply learn what TVM is.

\$1 million spent today = \$1 million gone opportunity cost taken.

future \$1 million value today (2% discount) = \$609,530.87 in today's dollars.

Monthly rent on \$ 1 million property (4.75% rate) = \$5,216.47 monthly payment. after tax and insurance ~\$6200.

\$1 million invested in S&P 500 index (9.8% annual return) = \$8,166.67 per month or \$98,000 a year.

Use proceeds to pay monthly rent = \$1966.67 monthly cash flow.

Free cash flow reinvested in 10 year treasury (2.87%) = \$1.11 million after 30 years + original \$1 million invested = \$2.11 million.

Next time you will stretch out your payments, won't you. TVM states you never pay upfront... doesn't make sense. That's why you take full lotto winnings upfront rather than over a long period of time.

imtoocool1 - August 28, 2018, 8:01 pm

If its real, congrats! Looking amaizng!