

Land Banking versus 5.0% Compounded Annually

Year	Age	Deposit (for Land Banking case)	Account Amount (for Land Banking case)	Growth in Account (for Land Banking case)	Withdrawal (for Land Banking case)	Account Amount after Withdrawal (for Land Banking case)	Withdrawal (from 5.0% investment account)	Deposit at end of year (for 5.0% case)	Account Amount at end of year (for 5.0% case)
1	25	\$ 10,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 10,200.00
2	26	\$ 10,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 20,910.00
3	27	\$ 10,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 32,155.50
4	28	\$ 10,000.00	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 43,963.28
5	29	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 56,361.44
6	30	\$ -	\$ 30,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 69,379.51
7	31	\$ -	\$ 40,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 83,048.49
8	32	\$ -	\$ 50,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 97,400.91
9	33	\$ -	\$ 60,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 112,470.96
10	34	\$ -	\$ 70,000.00	\$ 10,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 128,294.50
11	35	\$ -	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 144,909.23
12	36	\$ -	\$ 70,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 162,354.69
13	37	\$ -	\$ 90,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 180,672.43
14	38	\$ -	\$ 110,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 199,906.05
15	39	\$ -	\$ 130,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 220,101.35
16	40	\$ -	\$ 150,000.00	\$ 20,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 241,306.42
17	41	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 263,571.74
18	42	\$ -	\$ 150,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 286,950.32
19	43	\$ -	\$ 190,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 311,497.84
20	44	\$ -	\$ 230,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 337,272.73
21	45	\$ -	\$ 270,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 364,336.37
22	46	\$ -	\$ 310,000.00	\$ 40,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 392,753.19
23	47	\$ -	\$ 310,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 422,590.85
24	48	\$ -	\$ 310,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 453,920.39
25	49	\$ -	\$ 390,000.00	\$ 80,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 486,816.41
26	50	\$ -	\$ 470,000.00	\$ 80,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 521,357.23
27	51	\$ -	\$ 550,000.00	\$ 80,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 557,625.09
28	52	\$ -	\$ 630,000.00	\$ 80,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 595,706.34
29	53	\$ -	\$ 630,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 635,691.66
30	54	\$ -	\$ 630,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 677,676.24
31	55	\$ -	\$ 790,000.00	\$ 160,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 721,760.06
32	56	\$ -	\$ 950,000.00	\$ 160,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 768,048.06
33	57	\$ -	\$ 1,110,000.00	\$ 160,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 816,650.46
34	58	\$ -	\$ 1,270,000.00	\$ 160,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 867,682.99
35	59	\$ -	\$ 1,270,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 921,267.13
36	60	\$ -	\$ 1,270,000.00	\$ -	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 977,530.49
37	61	\$ -	\$ 1,590,000.00	\$ 320,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 1,036,607.02
38	62	\$ -	\$ 1,910,000.00	\$ 320,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 1,098,637.37
39	63	\$ -	\$ 2,230,000.00	\$ 320,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 1,163,769.24
40	64	\$ -	\$ 2,550,000.00	\$ 320,000.00	\$ -	\$ -	\$ -	\$ 10,200.00	\$ 1,232,157.70
41	65	\$ -	\$ 2,550,000.00	\$ -	\$ -	\$ -	\$ 86,000.00	\$ -	\$ 1,207,765.58
42	66	\$ -	\$ 2,550,000.00	\$ -	\$ 86,000.00	\$ 2,464,000.00	\$ 86,000.00	\$ -	\$ 1,182,153.86
43	67	\$ -	\$ 2,464,000.00	\$ -	\$ 86,000.00	\$ 2,378,000.00	\$ 86,000.00	\$ -	\$ 1,155,261.55
44	68	\$ -	\$ 2,378,000.00	\$ -	\$ 86,000.00	\$ 2,292,000.00	\$ 86,000.00	\$ -	\$ 1,127,024.63
45	69	\$ -	\$ 2,292,000.00	\$ -	\$ 86,000.00	\$ 2,206,000.00	\$ 86,000.00	\$ -	\$ 1,097,375.86
46	70	\$ -	\$ 2,206,000.00	\$ -	\$ 86,000.00	\$ 2,120,000.00	\$ 86,000.00	\$ -	\$ 1,066,244.66
47	71	\$ -	\$ 2,120,000.00	\$ -	\$ 86,000.00	\$ 2,034,000.00	\$ 86,000.00	\$ -	\$ 1,033,556.89
48	72	\$ -	\$ 2,034,000.00	\$ -	\$ 86,000.00	\$ 1,948,000.00	\$ 86,000.00	\$ -	\$ 999,234.73
49	73	\$ -	\$ 1,948,000.00	\$ -	\$ 86,000.00	\$ 1,862,000.00	\$ 86,000.00	\$ -	\$ 963,196.47
50	74	\$ -	\$ 1,862,000.00	\$ -	\$ 86,000.00	\$ 1,776,000.00	\$ 86,000.00	\$ -	\$ 925,356.29
51	75	\$ -	\$ 1,776,000.00	\$ -	\$ 86,000.00	\$ 1,690,000.00	\$ 86,000.00	\$ -	\$ 885,624.11
52	76	\$ -	\$ 1,690,000.00	\$ -	\$ 86,000.00	\$ 1,604,000.00	\$ 86,000.00	\$ -	\$ 843,905.31
53	77	\$ -	\$ 1,604,000.00	\$ -	\$ 86,000.00	\$ 1,518,000.00	\$ 86,000.00	\$ -	\$ 800,100.58
54	78	\$ -	\$ 1,518,000.00	\$ -	\$ 86,000.00	\$ 1,432,000.00	\$ 86,000.00	\$ -	\$ 754,105.61
55	79	\$ -	\$ 1,432,000.00	\$ -	\$ 86,000.00	\$ 1,346,000.00	\$ 86,000.00	\$ -	\$ 705,810.89
56	80	\$ -	\$ 1,346,000.00	\$ -	\$ 86,000.00	\$ 1,260,000.00	\$ 86,000.00	\$ -	\$ 655,101.43
57	81	\$ -	\$ 1,260,000.00	\$ -	\$ 86,000.00	\$ 1,174,000.00	\$ 86,000.00	\$ -	\$ 601,856.51
58	82	\$ -	\$ 1,174,000.00	\$ -	\$ 86,000.00	\$ 1,088,000.00	\$ 86,000.00	\$ -	\$ 545,949.33
59	83	\$ -	\$ 1,088,000.00	\$ -	\$ 86,000.00	\$ 1,002,000.00	\$ 86,000.00	\$ -	\$ 487,246.80
60	84	\$ -	\$ 1,002,000.00	\$ -	\$ 86,000.00	\$ 916,000.00	\$ 86,000.00	\$ -	\$ 425,609.14
61	85	\$ -	\$ 916,000.00	\$ -	\$ 86,000.00	\$ 830,000.00	\$ 86,000.00	\$ -	\$ 360,889.59
62	86	\$ -	\$ 830,000.00	\$ -	\$ 86,000.00	\$ 744,000.00	\$ 86,000.00	\$ -	\$ 292,934.07
63	87	\$ -	\$ 744,000.00	\$ -	\$ 86,000.00	\$ 658,000.00	\$ 86,000.00	\$ -	\$ 221,580.78
64	88	\$ -	\$ 658,000.00	\$ -	\$ 86,000.00	\$ 572,000.00	\$ 86,000.00	\$ -	\$ 146,659.82
65	89	\$ -	\$ 572,000.00	\$ -	\$ 86,000.00	\$ 486,000.00	\$ 86,000.00	\$ -	\$ 67,992.81
66	90	\$ -	\$ 486,000.00	\$ -	\$ 86,000.00	\$ 400,000.00	\$ 86,000.00	\$ -	\$ 14,607.55

NOTES:

	<u>Land Banking</u>	<u>5.0% Compounded Annually</u>
1.	Numbers above are based on an assumption of doubling every 6 years.	Numbers are based on annual compound with no loss.
2.	You save \$10,000 each year from age 25 to age 28 and put it towards land banking.	You save up at age 25 and start your investment account at the end of age 25. No interest has accumulated yet.
3.	Total saved over 4 years (age 25 to 28) = \$40,000.	Total saved over 40 years (age 25 to 64) = \$408,000.
4.	Retire at age 65 and start withdrawing to receive \$60,000 after taxes (\$86,000 required assuming 30% of gross income goes towards taxes). This is assuming that the land banking investment was done through RRSP and you are no longer reinvesting, which means that you will no longer double your growth.	Retire at age 65 and start withdrawing to receive \$60,000 after taxes (\$86,000 required assuming 30% of gross income goes towards tax).
5.	Retirement amount available at age 65 = \$2,550,000	Retirement amount available at age 65 = \$1,207,765.
6.	By age 90 there will be enough to continue for another few years.	By age 90, there will be no money left.