



Bob Menzies &  
Associates



# Home Equity Review: Unlock the Value You've Built

Simple Ideas • Beautiful Living  
• Modern Comfort



Bob Menzies &  
Associates

# Introduction

Congratulations on building equity in your home — it's one of the smartest financial moves you can make! This guide makes it simple to understand how much equity you have and how you can use it for your next home.

**What Is Home Equity?** Home equity is the portion of your home you truly own — basically, current home value minus what you still owe on the mortgage.



**Bob Menzies &  
Associates**



## Easy Calculation Steps

- Estimate your home's current value (we can run a free accurate report for you).
- Check your mortgage balance (look at your latest statement).
- Subtract: Home Value – Mortgage Balance = Your Equity

Example: If your home is worth \$450,000 and you owe \$180,000, your equity is \$270,000.

## How Can You Use Your Equity?

- Put a larger down payment on your next (possibly smaller, easier) home.
- Cover moving costs, renovations, or even retirement expenses.
- Buy with confidence without waiting to sell first (in some cases).

## What Affects Your Equity?

- Market appreciation in Suwanee and Gwinnett County
- How much principal you've paid down over the years
- Home improvements you've made

Ready to see real numbers for your home? Request a personalized Home Value Report (see below) and I'll walk you through exactly what this means for your move.