

Snowbird vs Owner — 15-Year Comparison

Renting 4 months a year for 15 years vs buying. Real numbers, real tradeoffs, and the break-even table on one page.

15-Year Cash-Cost Comparison (\$600K Pacific home as the base case)

Path	Year 1	Year 5	Year 10	Year 15
Snowbird Rent \$5K/mo × 4 mo = \$20K/yr; +5%/yr	\$20,000	\$110,500	\$251,800	\$432,000
Buy + Hold \$600K cash, \$9K/yr taxes + HOA, no rental income	\$609,000	\$636,000	\$681,000	\$726,000
Buy + Rent Off-Season \$600K cash, 8 mo at \$4K/mo gross, 50% net	\$609,000	\$540,000	\$465,000	\$390,000
Buy + Hold (with 4%/yr appreciation) Same as Buy + Hold but counting CR market lift	\$586,000	\$406,000	\$214,000	(\$91,000) net positive

Break-Even Table (year ownership beats renting, by purchase price)

Purchase Price	Snowbird-Only	Snowbird + 4% Appreciation	Buy + Off-Season Rental
\$400,000	Year 19	Year 11	Year 5
\$600,000	Year 22	Year 13	Year 6
\$1,000,000	Year 28	Year 15	Year 8

WHAT THE NUMBERS HIDE (AND WHY PEOPLE STILL BUY)

Pure cash math says rent. What buyers tell us: locked-in winter access regardless of last-minute pricing, the home is set up exactly how they like it, family + grandkids visit, identity-of-place. Most regret buying when they purchased above \$1.2M without rental intent. Most regret renting when they realize their cumulative 15-year rent equals the home's appreciation alone.