



PREPARED FOR:

Kimberly Johnson (Carlos)
M1F Debt Elimination Strategy: Bank
B as of 08.16.25 (HELOC - Kimberly &
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A close-up photograph of a person's hands. The left hand holds a yellow pencil, and the right hand is pressing buttons on a black calculator. The calculator is resting on a document with some text and numbers. The background is blurred.

DEBT ELIMINATION

AUGUST 17, 2025

PLEASE READ THIS DISCLOSURE CAREFULLY.

This information may help you analyze your financial needs. It is based on information and assumptions provided by you regarding your goals, expectations and financial situation. The calculations do not infer that the company assumes any fiduciary duties. The calculations provided should not be construed as financial, legal or tax advice. In addition, such information should not be relied upon as the only source of information. This information is supplied from sources we believe to be reliable but we cannot guarantee its accuracy. Hypothetical illustrations may provide historical or current performance information. Past performance does not guarantee nor indicate future results.

DEBT ELIMINATION

Introduction

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DEBT – USE IT SPARINGLY

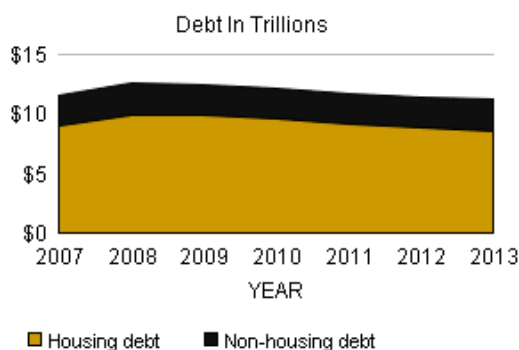
Debt allows you to make purchases which you cannot afford. In other words, it allows you to live beyond your means or to spend more than you earn. On the surface, this may appear to be a good thing, but there are some serious side effects. These side effects include 1) paying more for an item than what it's worth in the form of interest, 2) your possible inability to pay off the debt, 3) added pressure and stress which could lead to medical and relationship problems, and 4) becoming a "slave" to the lender. While some debt may be a necessity in today's world, it should be used sparingly, possibly only for a modest home, an education, or a dire emergency.



TOTAL DEBT

According to the Federal Reserve Bank of New York, American households owe more than \$18 trillion dollars in consumer debt. Factoring in only indebted households, rounded averages look like this:

- Mortgage debt: \$127,000
- Credit card debt: \$12,000
- Student loan debt: \$16,000
- Auto loan debt: \$16,000
- Other debt: \$5,000



COST OF DEBT

Borrowing is not free. The price tag comes in the form of the interest rate. Paying interest each month is what most Americans do—it is the price for our standard of living. But looking at the numbers reveals that the cost of debt is pretty steep. The average indebted household pays over \$10,000 per year in interest! A typical indebted household could pay hundreds of thousands of dollars in interest over the life of their loans.

REMAINING BALANCE:

\$730,000

REMAINING INTEREST:

\$626,052

ADDITIONAL COST:

46% MORE



DEBT ELIMINATION

Your Current Situation

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CURRENT LIABILITIES

DESCRIPTION/CREDITOR	BALANCE	MINIMUM PAYMENT	ACTUAL PAYMENT	INTEREST RATE	CURRENT LIABILITIES	
					CURRENT	*ROLL-OVER
NFCU UWM Val: \$1M	\$460,000	\$5,000	\$5,000	3.90%	9.3	9.0
Wells Fargo - Rental	\$130,000	\$1,000	\$1,000	5.00%	16.0	5.0
M1F HELOC (\$140k)	\$140,000	\$1,035	\$1,035	8.87%	50.0	9.0

ADDITIONAL DEBT PAYMENTS

Extra Monthly Payment	\$1,500
One-time Payment	\$0
One-time Payment Month	January
One-time Payment Year	2019

OTHER ASSUMPTIONS

Debt Ordering	Lowest to Highest Balance
Interest Earned On New Savings	8.00%

DEBT ELIMINATION

Results & Recommendations

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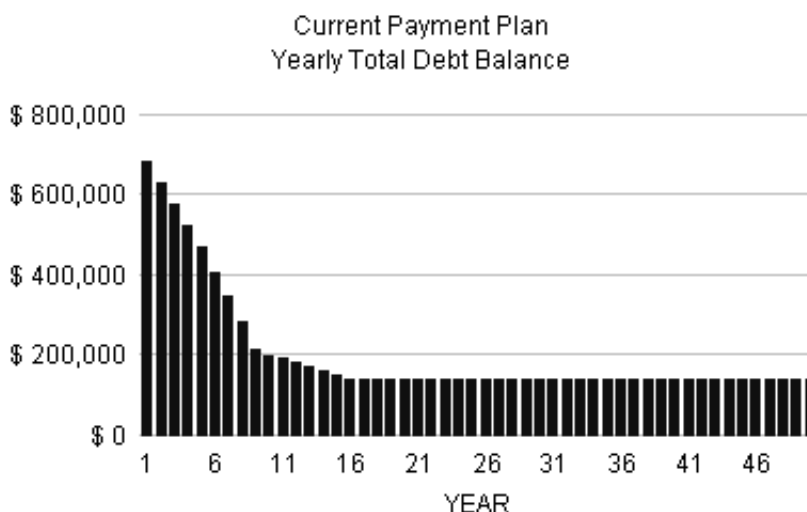
While keeping your total monthly debt payments at \$8,535 (which includes an extra \$1,500 toward your monthly debt service), you could reduce your total debt payments (principal and interest) from \$1,356,052 to \$921,220 and be out of debt in 9.0 years instead of your current projected 50.0 years. This represents a reduction of \$434,832 and 41.0 years. Further, once all debts have been paid off, you could invest the same monthly payment amount at a 8.0% interest rate and accumulate a savings account balance of \$8,335,810 over that same time period.

	CURRENT PAYMENT PLAN	*ROLL-OVER PAYMENT PLAN	DIFFERENCE
Monthly debt payments	\$7,035	\$8,535	\$1,500
Total debt payments	\$1,356,052	\$921,220	\$434,832
Years until 'debt-free'	50.0	9.0	41.0
Savings account in 50.0 years	\$0	\$8,335,810	\$8,335,810



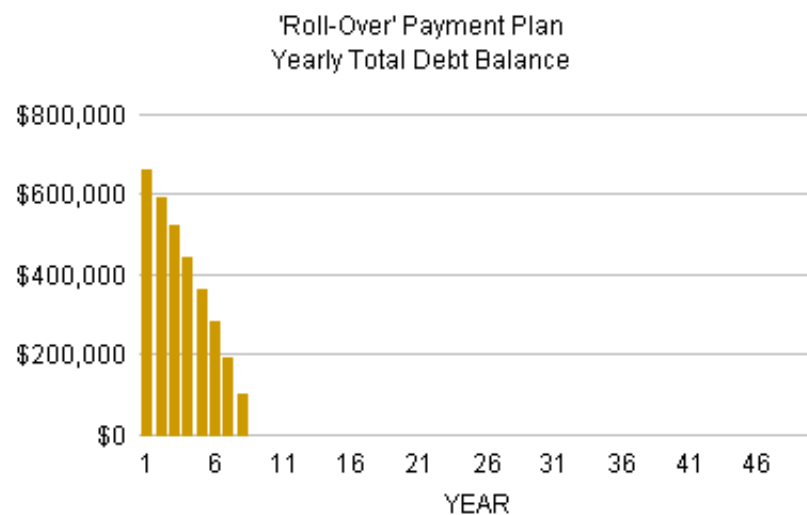
CURRENT PAYMENT PLAN

This graph shows your projected debt payoff based on your current payment plan. You can see it will take 50.0 years to be debt-free



*ROLL-OVER PAYMENT PLAN

This graph shows your projected debt payoff based on the proposed roll-over payment plan. You can see it will take 9.0 years to be debt-free, 41.0 years sooner and saving you \$434,832 in debt payments.



* The Roll-Over Payment Plan pays off your debts much sooner than your Current Payment Plan. Your overall monthly debt payment amount remains unchanged. The difference is that when one of your debts gets paid off, you apply (roll-over) the payment amount of that debt toward another debt. This process accelerates the payoff time of your debts. You continue rolling over the payment amounts until all debts are paid off.

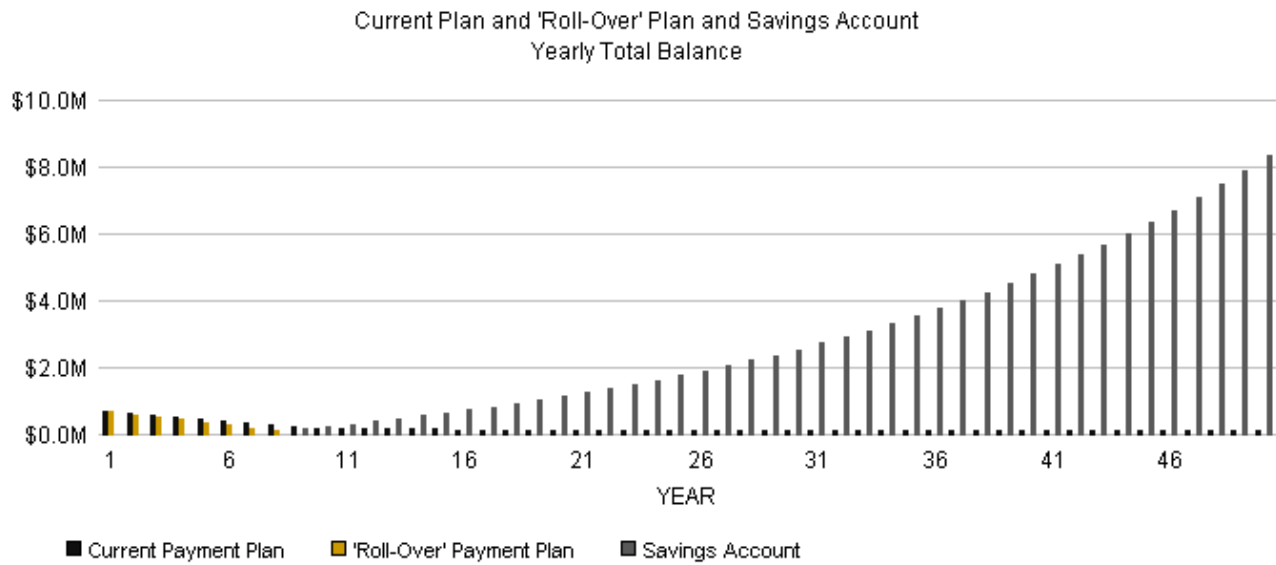
DEBT ELIMINATION

Additional Recommendations

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BUILD A SAVINGS ACCOUNT

Paying off your debts sooner is a great goal. Building a healthy savings account at the same time is an even greater goal. One way to do this is to continue paying your total monthly debt payment after you payoff your debts, but rather than pay it to a creditor, pay yourself. The graph below shows how you can build your savings account up to \$8,335,810, simply by continuing to pay your current monthly debt payment to yourself after you have accelerated the payoff of your debt.



OTHER CONSIDERATIONS

In addition to the Rollover Payment Plan, there are other options to consider to help accelerate the payment of debt:

1. **Increase income with a second job** – Apply the majority of this income toward debt.
2. **Use a budget** – Plan where to spend your money and stick to the plan.
3. **Pay mortgage bi-weekly** – Save money in interest by paying mortgages bi-weekly.
4. **Seek financial advice** – A financial advisor or credit counselor may suggest other options available to you.

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PAYMENT CALENDAR

You will need both a plan and a lifestyle change in order to be successful at getting out of debt. Getting out of debt requires a mental shift, shifting from the mindset of "buy now, pay later" to "save now, buy later". You must discipline yourself not to add any more debt to your stack, but to pay cash for everything or to simply go without.

Here is your Roll Over Payment Calendar. Each of your debts is listed here in the order in which additional amounts should be added. For brevity, each individual payment is not shown. What is shown are the dates where a payment amount will change. Changes in payment amounts occur when a debt is being paid off in full."

CREDITOR	PAYMENT SCHEDULE	PAYMENT AMOUNT	INTEREST	ENDING BALANCE
WELLS FARGO - RENTAL				
	August 2025 - May 2030	\$2,500	\$16,817	\$1,824
FINAL PAYMENT	June 2030	\$1,824	-	\$0
M1F HELOC (\$140K)				
	August 2025 - May 2030	\$1,035	\$60,018	\$139,988
	June 2030	\$1,711	\$1,035	\$139,312
	July 2030 - April 2034	\$3,535	\$25,949	\$2,670
FINAL PAYMENT	May 2034	\$2,670	-	\$0
NFCU UWM VAL: \$1M				
	August 2025 - April 2034	\$5,000	\$87,224	\$22,224
	May 2034	\$5,865	\$72	\$16,431
	June 2034	\$8,535	\$53	\$7,975
FINAL PAYMENT	July 2034	\$7,975	\$0	\$0