

Cash Outflows					difference:					
refinance existing debt		\$7,029,504.37			amount the longer term (saves) or costs			present value of the difference		
payoff in:					Comparison original term (20yr) to selected other scenarios			Assumed inflation 1.500%		
	2027 (existing)	2030 (original)	2035 (original plus 5 yrs)	2040 (original plus 10 yrs)	shortened to original 20 year	original to 25 year	Original to 30 year	original to 20 year	original to 25 year	Original to 30 year
	A	B	C	D						
refinance fee - FY2019	\$140,590.09	\$140,590.09	\$140,590.09	\$140,590.09						
payment April 7: 2019	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$193,691.63)	(\$170,154.12)	(\$262,245.94)
2020	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$190,829.19)	(\$167,639.53)	(\$258,370.39)
2021	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$188,009.06)	(\$165,162.10)	(\$254,552.10)
2022	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$185,230.60)	(\$162,721.28)	(\$250,790.25)
2023	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$182,493.20)	(\$160,316.53)	(\$247,083.99)
2024	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$179,796.26)	(\$157,947.32)	(\$243,432.50)
2025	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$177,139.17)	(\$155,613.13)	(\$239,834.98)
2026	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$174,521.35)	(\$153,313.42)	(\$236,290.62)
2027	\$876,707.02	\$680,110.02	\$507,403.58	\$413,930.39	(\$196,597.01)	(\$172,706.44)	(\$266,179.63)	(\$171,942.22)	(\$151,047.71)	(\$232,798.64)
2028		\$680,110.02	\$507,403.58	\$413,930.39	\$680,110.02	(\$172,706.44)	(\$266,179.63)	\$586,028.52	(\$148,815.48)	(\$229,358.27)
2029		\$680,110.02	\$507,403.58	\$413,930.39	\$680,110.02	(\$172,706.44)	(\$266,179.63)	\$577,368.00	(\$146,616.23)	(\$225,968.74)
2030		\$680,110.02	\$507,403.58	\$413,930.39	\$680,110.02	(\$172,706.44)	(\$266,179.63)	\$568,835.46	(\$144,449.49)	(\$222,629.30)
2031			\$507,403.58	\$413,930.39	\$0.00	\$507,403.58	\$413,930.39	\$0.00	\$418,114.26	\$341,089.82
2032			\$507,403.58	\$413,930.39	\$0.00	\$507,403.58	\$413,930.39	\$0.00	\$411,935.23	\$336,049.08
2033			\$507,403.58	\$413,930.39	\$0.00	\$507,403.58	\$413,930.39	\$0.00	\$405,847.52	\$331,082.84
2034			\$507,403.58	\$413,930.39	\$0.00	\$507,403.58	\$413,930.39	\$0.00	\$399,849.77	\$326,189.99
2035			\$507,403.58	\$413,930.39	\$0.00	\$507,403.58	\$413,930.39	\$0.00	\$393,940.66	\$321,369.45
2036				\$413,930.39	\$0.00	\$0.00	\$413,930.39	\$0.00	\$0.00	\$316,620.15
2037				\$413,930.39	\$0.00	\$0.00	\$413,930.39	\$0.00	\$0.00	\$311,941.03
2038				\$413,930.39	\$0.00	\$0.00	\$413,930.39	\$0.00	\$0.00	\$307,331.07
2039				\$413,930.39	\$0.00	\$0.00	\$413,930.39	\$0.00	\$0.00	\$302,789.23
2040				\$413,930.39	\$0.00	\$0.00	\$413,930.39	\$0.00	\$0.00	\$298,314.51
2041					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2042					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2043					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2044					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2045					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2046					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2047					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2048					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2049					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2050					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2051					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2052					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2053					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2054					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2055					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
2056					\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
	\$8,030,953.30	\$8,301,910.30	\$8,766,450.96	\$9,247,058.58	\$270,957.00	\$464,540.66	\$945,148.28	\$88,579.30	\$145,891.08	\$289,421.46

Summary

Since all present values are positive, any extended term costs more

This is because assumed inflation rate is less than loan rate

Other comparisons are possible - these seemed the most relevant