

Terms Worksheet: Buy & Hold

Purchase Terms		Terms Worksheet		
	Market Value (MV)	\$		
	Discount/Profit	-		%
	Purchase Price	=		
	Amount Financed	-		
	Down Payment	=		%
1	Cost of Purchase (COP)	+		
2	Cost of Repair (COR)	+		
	Total Investment	=		
3	Net Operating Income (NOI)	\$		
4	Principle & Interest	-		
	Cash Flow Monthly/ Annual	=		= \$
Operating Terms		1 Cost of Purchase Sub-Worksheet		
	Finder's Fee	\$		
	Inspection	+		
	Closing Costs	+		
	Total Cost of Purchase	=		
Operating Terms		2 Cost of Repair Sub-Worksheet		
	Cosmetic Minor	\$		
	Cosmetic Major	+		
	Structural	+		
	Fixtures/Appliances	+		
	Landscaping	+		
	Contingency Factor	+		%
	Total Cost of Repair	=		
Operating Terms		3 Net Operating Income Sub-Worksheet		
	Gross Rental Income	\$		% of MV
	Vacancy	-		
	Net Rental Income	=		
	Expenses			
	Property Management	-		
	Leasing Costs (Annual/12)	-		
	Maintenance (Annual Reserve/12)	-		
	Utilities	-		
	Property Taxes	-		% of MV
	Insurance	-		% of MV
	Other	-		
	Net Operating Income	=		
Operating Terms		4 Principle & Interest Sub-Worksheet		
	30-Year Mortgage			
	30-Year Mortgage Rate			%
	30-Year Principle & Interest	\$		
	15-Year Mortgage Rate			
	15-Year Mortgage Rate			%
	15-Year Principle & Interest	\$		