

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	=	\$		
2	Cost of Repair Sub-Worksheet				
	Cosmetic Minor	\$			
	Cosmetic Major	+	\$		
	Structural	+	\$		
	Fixtures/Appliances	+	\$		
	Landscaping	+	\$		
	Contingency Factor	+	\$		%
	Total Cost of Repair	=	\$		
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	=	\$		
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	\$			