

Terms Worksheet: Buy & Hold

		Terms Worksheet	
Purchase Terms	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	\$		