

# 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	\$	