

Terms Worksheet: Buy & Sell

		Terms Worksheet			
Purchase Terms	After Repair Value (ARV)	\$	125,000.00		
	Fast Sell Factor	-	\$ 12,500.00	10 %	
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	Fast After Repair Value (FARV)	=	\$ 112,500.00		
	Discount/Profit	-	\$ 33,750.00	30 %	
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	1	Cost of Purchase (COP)	-	\$ 925.00	
	2	Cost of Repair (COR)	-	\$ 7,095.00	
	3	Carrying Costs (CC)	-	\$ 2,420.00	
	4	Cost of Sale (COS)	-	\$ 10,360.00	
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	Purchase Price	=	\$ 57,950.00		
	Amount Financed	-	\$ 30,000.00		
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	Total Investment	=	\$ 27,950.00		
		1 Cost of Purchase Sub-Worksheet			
		Finder's Fee	\$ 0.00		
		Inspection	+ \$ 125.00		
		Closing Costs	+ \$ 800.00		
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		Total Cost of Purchase	= \$ 925.00		
		2 Cost of Repair Sub-Worksheet			
		Cosmetic Minor	\$ 3,200.00		
		Cosmetic Major	+ \$ 0.00		
		Structural	+ \$ 1,800.00		
		Fixtures/Appliances	+ \$ 1,250.00		
		Landscaping	+ \$ 200.00		
		Contingency Factor	+ \$ 645.00	10 %	
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		Total Cost of Repair	= \$ 7,095.00		
		3 Carrying Costs Sub-Worksheet			
		Taxes	\$ 750.00		
		Fees/Insurance	+ \$ 350.00		
		Utilities/Services	+ \$ 300.00		
		Debt Service	+ \$ 900.00		
		Property Upkeep	+ \$ 120.00		
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		Total Carrying Cost	= \$ 2,420.00		
		4 Cost of Sale Sub-Worksheet			
		Agent Commissions	\$ 6,750.00		
		Home Warranty	+ \$ 485.00		
		Title Insurance & Fees	+ \$ 1,125.00		
		Buyer Closing Costs	+ \$ 2,000.00		
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		Total Cost of Sales	= \$ 10,360.00		

Purchase Terms

Operating Terms