

Terms Worksheet: Buy & Hold

Purchase Terms		Terms Worksheet			
	Market Value (MV)		\$ 125,000.00		
	Discount/Profit	-	\$ 25,000.00	20 %	
	Purchase Price	=	\$ 100,000.00		
	Amount Financed	-	\$ 80,000.00		
	Down Payment	=	\$ 20,000.00	20 %	
1	Cost of Purchase (COP)	+	\$ 925.00		
2	Cost of Repair (COR)	+	\$ 7,095.00		
	Total Investment	=	\$ 28,020.00		
3	Net Operating Income (NOI)	\$	563.33		
4	Principle & Interest	-	\$ 555.54		
	Cash Flow Monthly/ Annual	=	\$ 7.79	= \$ 93.52	
Operating Terms		1 Cost of Purchase Sub-Worksheet			
	Finder's Fee	\$	0.00		
	Inspection	+	\$ 125.00		
	Closing Costs	+	\$ 800.00		
	Total Cost of Purchase	=	\$ 925.00		
Operating Terms		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 %	
	Total Cost of Repair	=	\$ 7,095.00		
Operating Terms		3 Net Operating Income Sub-Worksheet			
	Gross Rental Income	\$	1,000.00	0.8 % of MV	
	Vacancy	-	\$ 60.00		
	Net Rental Income	=	\$ 940.00		
	Expenses				
	Property Management	-	\$ 0.00		
	Leasing Costs (Annual/12)	-	\$ 16.67		
	Maintenance (Annual Reserve/12)	-	\$ 20.00		
	Utilities	-	\$ 0.00		
	Property Taxes	-	\$ 250.00	0.20 % of MV	
	Insurance	-	\$ 75.00	0.06 % of MV	
	Other	-	\$ 15.00		
	Net Operating Income	=	\$ 563.33		
Operating Terms		4 Principle & Interest Sub-Worksheet			
	30-Year Mortgage				
	30-Year Mortgage Rate		7.43 %		
	30-Year Principle & Interest	\$	555.54		
	15-Year Mortgage				
	15-Year Mortgage Rate		6.97 %		
	15-Year Principle & Interest	\$	717.72		