

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 Rate				
	15-Year Mortgage Rate			6.97 %	
	15-Year Principle & Interest	\$		717.72	