

Deal Evaluation Worksheet

Projected Sales Price of the Property

Sales & Holding Costs:

7% Closing Costs (6% Realtors, 1% Title and Escrow)	-
3-6% Buyers Closing Costs/Repair/Loan Fees Credits.	-
Holding Costs (Cost of \$) (Mon. Pymt _____ X # of Mons.____)	-
Utilities (Mon. Pymt _____ X # of Mons.____)	-
Property Taxes (1.25% PP) (Mon. Pymt _____ X # of Mons.____)	-
Property Insurance (Mon. Pymt _____ X # of Mons.____)	-
HOA Dues (Mon. Pymt _____ X # of Mons.____)	-
Market Decline (% per mon. _____ X # of Mons. _____)	-
Supplemental Taxes (Due Later)	-
	-
	-

Repairs:

Roof (Inspection and Repair)	+
Termite (Inspection and Repair)	+
Kitchen (Cabinet, Countertops)	+
Bathrooms (Repairs/Updating)	+
Carpet/Linoleum/Tile	+
Drywall/Patching	+
Paint (Inside/Outside)	+
HVAC	+
Landscaping	+
Electrical	+
Plumbing	+
Windows/Screens	+
Garage Door/Fence	+
Fixture Replacement	+
Appliances (Stove,Dishwasher ect.)	+
Miscellaneous/Other Surprises	+

Total Repairs..... -

Break Even Point

Minimun Desired Profit

Max Allowable Purchase Price