

Basic Net Sheet Calculator

Step 1: Fixed Costs

Description		
	Purchase Price	\$
	Lender Fees	\$
Generally Totals 3% of the Purchase Price	Brokerage/Administrative Fee(Un	\$
	Inspection Costs (\$600 Average)	\$
	Appraisal Fee (\$500 Average)	\$
	Title Fees (\$1200-\$2000 Average)	\$
	Taxes	\$
	Transfer Fees	\$
	Other	\$
Total Buying Costs		\$

Step 2: Repair Costs (This is a list of common items for repair. Please note your list will vary, you may not need or work on all of these)

Description	Estimated Work Time	Dependent Upon	Estimated Price
Demolition			\$
Structural Concrete			\$
Concrete & Flatwork			\$
Masonry			\$
Siding			\$
Decking & Patio			\$
Roofing			\$
Exterior Doors & Windows			\$
Garage Doors			\$
Landscapping			\$
Other Exterior Items			\$
Framing & Drywall			\$
Flooring (carpet, hardwood, tile, vinyl)			\$
Tiling (backsplash, shower)			\$
Painting			\$
Appliances			\$
Plumbing			\$

HVAC	\$
Electrical	\$
HOA Dues	\$
Kitchen	\$
Living Room	\$
Entry	\$
Dining Room	\$
Master Bathroom	\$
Master Bedroom	\$
Bathroom #2	\$
Bedroom #2	\$
Bedroom #3	\$
Additional Room	\$
Additional Room	\$
Additional Room	\$
Miscellaneous	\$
Miscellaneous	\$
Miscellaneous	\$
Subtotal Estimate	\$
Permit Cost(s): (Typical 1%-2% of Subtotal)	\$
Contractors OH & P: (Typical 10% of Subtotal)	\$
Contingency: (10%-%15)	\$

Total Repair Costs:

\$

Step 3: Holding Costs (Skip to Step 6 if This Is Your Main Residence)

Description	# of Months (Estimated time for renovations & listing period)	Cost Per Month	Total (# of Months x Cost Per Month)
Property Taxes		\$	\$
Utilities		\$	\$
Insurance		\$	\$
HOA Dues		\$	\$
Closing Costs & Points		\$	\$
Loan Payments		\$	\$
Maintenance		\$	\$
Other		\$	\$

Total Holding Costs:

\$

Step 4: Selling Costs (Skip to Step 6 if This Is Your Main Residence)

Description		
	Commissions (Typical 6%)	\$
	Other	\$
Typical Seller Concessions (You may consent to pay all or some)	Home Warranty (\$600 Average)	\$
	Title Fees (\$1200-\$2000 Average)	\$
	Home Inspection Repairs	\$
	Others	\$
Total Selling Costs		\$

Step 6: Projected Profit/Equity:

Description		
	Estimated Appraisal Price (At Completion Date)	\$
	Step 1 Total Purchase Price	\$
	Step 2 Estimated Repair Price	\$
	Step 3 Estimated Holding Costs (If Flipping)	\$
	Step 4 Estimated Selling Costs (If Flipping)	\$
	Step 5 Financing Costs (If Flipping)	\$
	Total Investment (Subtotal Steps 1-5)	\$
Total Equity Increase (Estimated Appraisal Price - Total Investment Steps 1-5)		\$
Percentage of Profit (Total Equity Increase / Total Investment)		\$
*Your Goal is a 20% Increase in Profit		\$

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