

All Cash Offer Worksheet

Date _____

Property Address: _____ City: _____ Zip _____
Sq Ft: _____ Beds _____ Baths _____ Lot size _____ APN _____ Built _____
Tax sale? _____ Opening bid _____ Bid date & time _____
Bid location _____ Deposit _____

Sales Comps: Zillow _____ Recent Sales _____ Other _____
Rental Comps: Rent-O _____ Zillow _____ CL _____ Other _____

Value based on income: Rent _____ x 11 = _____ div by 12 = _____ div by % per month _____ = property After Repair Value as a rental \$ _____

Value based on comps: _____ Use lower: _____ less expenses: Holding costs _____ - Acquisition _____ - Repairs _____ = Purchase \$ _____

Flipping math: 70% of low comps = \$ _____ - clean up/ secure \$ _____ - profit _____ = Purchase \$ _____

Maximum offer as a rental \$ _____

Maximum offer as a flip \$ _____

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Repair expenses \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Clean-up expenses \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

City Data: population \_\_\_\_\_ distance to next town \_\_\_\_\_  
income \_\_\_\_\_ crime \_\_\_\_\_  
generally \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Notes \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_