VERTEX GROWTH

SELLER-CALL DEAL WORKSHEET

Blank planning worksheet. Fill with your own evidence, not defaults.

Property / seller / source / date

Seller interest / reason / timeline / asking price

Comparable sale 1: address / sold date / price / size / adjustments

Comparable sale 2: address / sold date / price / size / adjustments

Comparable sale 3: address / sold date / price / size / adjustments

ARV: low / likely / high / evidence gaps

Repair scope / contractor estimate / contingency

Closing / holding / financing / resale costs (avoid double-counting)

Target assignment fee / buyer assumptions / rule percentage

Investor MAO = ARV x your rule percentage - repairs - extra costs

Wholesaler contract ceiling = investor MAO - intended assignment fee

A rule percentage may already absorb costs. Check every assumption.

Decision: GO / FOLLOW-UP / PASS | Evidence needed / owner / due date

CRM notes / next step / seller preferences / restrictions

Educational only. Not an appraisal, offer, financial or legal advice. No profit guarantee.

Use local professional judgment. vertex-growth-plan.lovable.app/tools/arv-calculator