

CALCULATOR / PRINTABLE WORKSHEET

Wholesale deal analysis

A printable companion to the editable GoGetter comp calculator. All amounts are in USD.

Property address / subject details

Seller asking price / buyer percentage / assignment fee

ARV comparable average / adjustment / final ARV

As-is comparable average / adjustment / final as-is value

Rehab estimate / source and scope

Conservative worksheet formulas

Buyer MAO = $(ARV \times \text{buyer percentage}) - \text{rehab}$

Max seller contract price = buyer MAO - assignment fee

Reduction from asking = $\max(0, \text{asking price} - \text{max seller contract price})$

This worksheet uses the conservative method with a separate assignment-fee deduction. The website MAO tool also compares an aggressive method. These are rough models, not verified property valuations.

CALCULATOR / PRINTABLE WORKSHEET

ARV comparable sales

Record verified, relevant comparable sales. Use the source and notes area to explain condition, timing and other differences.

Comparable address	Sq ft / beds / baths	Sale price / date	Distance / source

Source URLs and sale verification

Adjustments and reasons (USD)

Raw sale-price average / adjusted estimate

The editable workbook uses an equal-weight sale-price average plus your dollar adjustment or explicit override. Price per square foot is shown for reference only.

CALCULATOR / PRINTABLE WORKSHEET

As-is comparable sales

Record verified, relevant comparable sales. Use the source and notes area to explain condition, timing and other differences.

Comparable address	Sq ft / beds / baths	Sale price / date	Distance / source

Source URLs and sale verification

Adjustments and reasons (USD)

Raw sale-price average / adjusted estimate

The editable workbook uses an equal-weight sale-price average plus your dollar adjustment or explicit override. Price per square foot is shown for reference only.

CALCULATOR / PRINTABLE WORKSHEET

Rehab and analysis notes

Use local estimates and a defined scope. An explicit zero means no repair budget is assumed.

Item / scope	Low	High	Assumed cost

Total assumed rehab / estimate source / date

Analysis notes and remaining due diligence

Seller notes and next action