

SELLER FINANCE

123 SF Test St, Memphis TN

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GREEN

YOUR OFFER TO SELLER

\$210,000

BUYER PURCHASE PRICE

\$220,000

YOUR MARKUP

\$10,000

SELLER-FINANCE TERMS

List price	\$200,000
SF premium	5.0%
Down (EMD)	\$1,000
Carryback amount	\$209,000
Interest rate	5.00%
Amortization	30 years
Monthly payment	\$1,122
Total seller payout (over term)	\$404,905
Cash alternative	\$170,000

BUYER MONTHLY CASH FLOW

Gross rent	\$2,200
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Vacancy	(\$110)
Effective rent	\$2,090
Property tax	(\$250)
Insurance	(\$120)
Management	(\$167)
Maintenance	(\$110)
Carryback P&I	(\$1,122)
Monthly cash flow	\$321

BUYER RETURNS

CASH INVESTED	ANNUAL CASH FLOW	CASH-ON-CASH	ENTRY FEE
\$11,000	\$3,850	35.0%	5.00%

NOTES

— EMD at risk: \$1,000 — confirm buyer pipeline before opening escrow

Contracts

Auto-fill from this deal's calculator output or CFP underwriting. EMD cap of \$1,000 is enforced.

Cash Purchase

All-cash agreement. Most common.

Seller Finance

Seller-financed with carryback note.

Mortgage Takeover

Sub2 / Hybrid subject-to purchase.

Assignment

Assign contract to end buyer (dispo).

Addendum

Generic addendum to attach to a contract.

Termination

Mutual termination + EMD disposition.

TEMPLATE	STATUS	CREATED	SENT	SIGNED	ACTIONS
Cash Purchase	DRAFT	5/23/2026, 12:18:31 AM	—	—	Edit Mark sent Cancel

Owner & property context

Knowable facts about the current owner plus a clearly-hedged hypothesis about motivation. Feeds outreach drafting — every number comes from a data source, and the hypothesis is marked as a hypothesis.

MANUAL

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Owner	—
Owner type	—
Tenure	—
Occupancy	Unknown
Last sale price	—
Year built	—
Mailing address	—
High-equity	—

CONTEXT

No structured signals were provided for this property, so there is no owner or property information available to summarize. A factual description cannot be written without source data.

MOTIVATION

Hypothesis: No signals are available to support a reasonable hypothesis about this owner's potential openness to selling.

REGENERATE

EDIT BY HAND

Matching buyers

Cash buyers whose buy box plausibly fits this deal. Filter-based preview — weighted scoring + outreach actions land in Phase 13.

[MANAGE BUYERS →](#)

Inferred from this deal: Memphis TN · SFR, Buy & Hold · \$220,000

No buyers match this deal's market, asset type, and price range. [Add a buyer →](#)

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