NET PROCEEDS COMPARISON SHEET

"Not all offers are created equal. Use this sheet to see what you actually walk away with after fees, costs, and time — so you can make the most informed decision for your land sale."

📋 EXAMPLE SCENARIO

Property: 10-Acre Vacant Lot · **Offered/Listed at:** $75,000
Location: Rural Arkansas | **Condition:** Unimproved
Assumed: No active liens at time of sale

Cost / Factor	💰 Cash Sale (Veteran Land Buyers)	🏠 Traditional Listing (Real Estate Agent)
Offered / List Price	$75,000	$75,000
Real Estate Agent Commission	$0	–$7,500 (10%)
Closing Costs (Seller Paid)	$0 — We Cover All Costs	–$1,500 to –$2,500
Back Taxes / Liens Assistance	✅ We Handle It	❌ Seller Responsible
Land Prep / Repairs Required	✅ None — Bought As-Is	⚠️ May Be Required
Holding Costs (taxes, insurance, etc.)	Covered by Veteran Land Buyers	–$1,200 to –$2,400 (6–12 month avg wait)
Average Time to Close	**2 – 3 Months**	6 – 12 Months
Risk of Deal Falling Through	Very Low ✅	High ⚠️ (financing contingencies)
★ ESTIMATED NET PROCEEDS	**~$75,000**	**~$62,800 – $64,800**
Certainty of Payment	✅ Guaranteed Cash	⚠️ Buyer Financing Risk

💡 **KEY TAKEAWAY:** A cash offer from Veteran Land Buyers often nets you *more* than a traditional listing — with zero hassle, no agent fees, no waiting, and no surprises. We cover closing costs and buy land *as-is*, in any condition.

This sheet is for illustrative purposes only. Actual proceeds vary by parcel, location, liens, and market conditions. Consult a qualified real estate professional or attorney for advice specific to your situation. VeteranLandBuyers.com is not a licensed real estate brokerage.