

## Property Evaluation Checklist

Keep track of the properties you view by completing this checklist for each one.

Compare each property to your *Needs and Desires Checklist* to evaluate how well it meets your rental and investment goals.

### Property Details

Address \_\_\_\_\_ Asking Price \_\_\_\_\_

Nearest Intersection \_\_\_\_\_ Closest Major Intersection \_\_\_\_\_

Date Viewed \_\_\_\_\_ Number of Days on Market when viewed \_\_\_\_\_

Lot Size \_\_\_\_\_ Approximate Square Footage of House \_\_\_\_\_

Property Appearance     Poor    Fair    Good    Very Good    Excellent

Housing Type     Detached    Semi-detached    Attached    Retail w Apartments

Property Type     Single family with Basement Apartment

Multi-family dwelling    Type \_\_\_\_\_

Single family dwelling with conversion potential

Current Number of Units \_\_\_\_\_

Number of 1 Bedroom Units \_\_\_\_\_ 2 Bedroom \_\_\_\_\_ 3 Bedroom \_\_\_\_\_ 4 Bedroom \_\_\_\_\_

Potential Number of Units \_\_\_\_\_

Number of 1 Bedroom Units \_\_\_\_\_ 2 Bedroom \_\_\_\_\_ 3 Bedroom \_\_\_\_\_ 4 Bedroom \_\_\_\_\_

Current Rental Income (Actual or Estimate) \_\_\_\_\_ Potential Rental Income \_\_\_\_\_

### Property Elements

Exterior     Brick     Stucco     Siding     Other \_\_\_\_\_

Access     Shared entry with separate doors     Separate entry to each unit

Driveway     Shared     Private     Alley     None

Garage     Single     Double     Triple     None    Other: \_\_\_\_\_

# of Parking Spaces \_\_\_\_\_

Basement     Finished     Partially Finished     Un finished     Apartment     Apartment Potential

Heating / Cooling     Forced Air     Radiant     Electric     Central Air Conditioning

Renovation Needed     Major     Moderate     Minor     None

Estimated Amount to spend \_\_\_\_\_

### Property Quality

#### Overall Current Quality of Property

Exterior	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Roof	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Windows	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Entryways	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Stairs	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Yard	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Quality of Adjacent Properties	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent
Quality of Street	<input type="checkbox"/> Poor	<input type="checkbox"/> Fair	<input type="checkbox"/> Good	<input type="checkbox"/> Very Good	<input type="checkbox"/> Excellent