

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

Current Quality of Property:

Exterior Poor Fair Good Very Good Excellent
 Roof Poor Fair Good Very Good Excellent
 Windows Poor Fair Good Very Good Excellent
 Entryways Poor Fair Good Very Good Excellent
 Stairs Poor Fair Good Very Good Excellent
 Yard Poor Fair Good Very Good Excellent
 Quality of Adjacent Properties Poor Fair Good Very Good Excellent
 Quality of Street Poor Fair Good Very Good Excellent