RESIDENTIAL INVESTOR

Readiness & Preparation Worksheet

01 INVESTMENT OBJECTIVES

Primary objective

- ☐ Cash flow
- ☐ Appreciation
- ☐ Both
- ☐ Other

Target holding period

Preferred location / market

What would make this investment successful for you?

02 CAPITAL & FINANCING

Estimated funds available for purchase ($)

Target purchase price range ($)

Expected down payment (%)

Post-closing cash reserves ($)

- ☐ Financing options researched
- ☐ Comfortable with projected monthly costs
- ☐ Closing costs considered
- ☐ Unexpected repairs / vacancy reserves planned

03 OWNERSHIP & OPERATIONS

- ☐ I understand landlord responsibilities
- ☐ I have a property management plan
- ☐ I have considered tenant turnover
- ☐ I have budgeted ongoing maintenance
- ☐ I understand HOA / rental restrictions
- ☐ I have considered insurance and tax costs

Biggest concern or unanswered question

04 READINESS REFLECTION

- ☐ Ready to evaluate properties
- ☐ Need to verify financing / capital
- ☐ Need more market / rental research
- ☐ Need to refine strategy or reserves

My most important next step

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Do not include account numbers, SSNs, or other sensitive personal information.

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Property Screening Worksheet

Property address / MLS #

Asking price ($)

Expected monthly rent ($)

05 PROPERTY & MARKET FIT

- ☐ Location supports tenant demand
- ☐ Floor plan suits target tenants
- ☐ Rental comps support expected rent
- ☐ Taxes and insurance estimated
- ☐ Access to employment / amenities
- ☐ Condition and major systems reviewed
- ☐ HOA rules and fees reviewed
- ☐ No obvious major location drawbacks

06 FIRST-PASS FINANCIAL SCREEN

Monthly gross rent ($)

Vacancy allowance ($ / month)

Taxes + insurance + HOA ($ / month)

Repairs + management + other ($ / month)

Estimated debt payment ($ / month)

Estimated monthly cash flow ($)

Cash flow = rent - vacancy - operating costs - debt payment.

Confirm assumptions with actual comps, financing terms, and property records.

07 EXIT STRATEGY & RESALE MARKETABILITY

- ☐ Popular / efficient floor plan
- ☐ Suitable home and lot size
- ☐ Maintenance / age risks understood
- ☐ Attractive elevation and curb appeal
- ☐ Location supports future resale
- ☐ Exit options and holding period considered

08 DECISION & NEXT STEPS

- ☐ Continue due diligence
- ☐ Revisit price / assumptions
- ☐ Compare with other opportunities
- ☐ Pass on this property

Key question to discuss with an advisor

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