



## Investment Property Score Card

Property Address: \_\_\_\_\_

Realtor Name & Phone # \_\_\_\_\_

Type and Age of Property: \_\_\_\_\_

Overall curb appeal (1 – 10): \_\_\_\_\_

Proximity to schools, transit, highways (1 – 10): \_\_\_\_\_

Quality of Neighbourhood (1 – 10): \_\_\_\_\_

Proximity to industrial or any other source of pollution (1 – 10): \_\_\_\_\_

Overall Job Market (1 – 10): \_\_\_\_\_

Is there gentrification in the area? (1 – 10): \_\_\_\_\_

Can you improve the property to increase its value? (1 – 10): \_\_\_\_\_

Estimated cost: \$ \_\_\_\_\_

Can you convert the property to add more tenants? (1 – 10): \_\_\_\_\_

Estimated cost: \$ \_\_\_\_\_

Does the property have existing tenants?

If so is the rent above or below market value?

What are the rents for similar properties in the area?

Can you improve the property to justify increasing the rent?

Estimated cost: \$ \_\_\_\_\_

Is the asking price above or below comparable sales within the neighbourhood?

Rank the overall interior condition (1 – 10): \_\_\_\_\_

Does the interior need new flooring, paint, or appliances?

Estimated cost: \$ \_\_\_\_\_

Did the professional home inspector note any of the following:

- Structural Damage
- Mold
- Age of roof & estimated time of replacement (ETR)?
- Age of wiring, HVAC, plumbing, and ETR?
- Age of windows and ETR?
- Deferred repairs that need to be addressed within 12 – 18 months?
- Need for pest removal?

Based on market rents, rehab cost and current interest rates, will the property provide positive cash flow?

Does the municipality have plans to improve transportation in the near future?

Does the municipality have plans to add or improve current infrastructure?

Is the town/city growing faster than the national average?

What is the average D.O.M (Days on Market) for comparable sales?

Overall Risk (1 – 10): \_\_\_\_\_

\*Total Score: \_\_\_\_\_

\*Note: Add up all of your rankings to get your total score (out of 100 points).