

Property Evaluation

Property Evaluation Worksheet

Purpose: This worksheet is designed to help you systematically evaluate potential real estate investment properties by analyzing their key features, financial performance, and market factors. Use this tool to compare properties and make informed decisions before investing.

Basic Property Information

Property Address: _____

Property Type:

- Single-Family Home
- Multi-Family (2-4 Units)
- Condo
- Townhouse
- Commercial
- Other: _____

Property Size (sq. ft.): _____

Lot Size (if applicable): _____

Number of Bedrooms: _____

Number of Bathrooms: _____

Year Built: _____

Purchase Information

Asking Price: \$ _____

Offer Price (if different): \$ _____

Down Payment: \$ _____

Closing Costs (Estimated): \$ _____

Total Initial Investment (Down Payment + Closing Costs): \$ _____

Rental Income Potential

Rental Income

Market Rent (per month):\$ _____

Other Income (e.g., parking, laundry): \$ _____

Total Monthly Income: \$ _____

Vacancy Rate (Estimated):

Estimated Vacancy Rate: _____%

Adjusted Monthly Income (after vacancy rate): \$ _____

Expenses and Operating Costs

Monthly Expenses

Mortgage Payment (Principal + Interest): \$ _____

Property Taxes: \$ _____

Homeowner's Insurance: \$ _____

HOA Fees (if applicable): \$ _____

Property Management Fees (if applicable): \$ _____

Utilities (if paid by owner):

Water: \$ _____

Electricity: \$ _____

Gas: \$ _____

Repairs & Maintenance (Estimate): \$ _____

Other Operating Expenses: \$ _____

Total Monthly Operating Costs: \$ _____

Cash Flow and ROI Calculation

Monthly Cash Flow

Total Monthly Income: \$ _____

Total Monthly Expenses: \$ _____

Net Monthly Cash Flow: (Total Monthly Income - Total Monthly Expenses) \$ _____

Annual Cash Flow

Net Monthly Cash Flow: \$ _____

Annual Cash Flow (Net Monthly Cash Flow x 12): \$ _____

Return on Investment (ROI)

Annual Cash Flow: \$ _____

Total Initial Investment: \$ _____

ROI (Annual Cash Flow ÷ Total Initial Investment x 100): _____%

Property Condition & Renovation Needs

General Condition

Roof:

- Excellent
- Good
- Fair
- Poor

Plumbing:

- Excellent
- Good
- Fair
- Poor

Electrical:

- Excellent
- Good
- Fair
- Poor

Foundation:

- Excellent
- Good
- Fair
- Poor

HVAC:

- Excellent
- Good
- Fair
- Poor

Other Structural Issues or Concerns: _____

Renovation Costs (Estimated)

Immediate Repairs: \$ _____

Cosmetic Upgrades (e.g., paint, flooring): \$ _____

Major Renovations (if applicable): \$ _____

Total Estimated Renovation Costs: \$ _____

Market Analysis

Comparable Sales (Comps)

Similar Property #1:

Property Address: _____

Sale Price: \$ _____

Similar Property #2:

Property Address: _____

Sale Price: \$ _____

Similar Property #3:

Property Address: _____

Sale Price: \$ _____

Market Trends

Is the local market appreciating, stable, or declining?

- Appreciating
- Stable
- Declining

Future Development or Growth Plans in the Area: _____

Risk and Contingency Plans

1. Risk Assessment. What are the primary risks associated with this property?

- High Vacancy Rates
- Market Downturn
- High Renovation Costs
- Other: _____

2. Mitigation Strategies

What steps will you take to mitigate these risks?

Final Decision

Overall Property Rating (1-10): _____

Does this property meet your investment criteria?

- Yes
- No

Next Steps:

- Submit Offer
- Perform Further Due Diligence
- Walk Away

By completing this worksheet, you can confidently assess whether a property aligns with your investment goals and financial criteria. Be sure to save and revisit this sheet during negotiations, financing, and closing to ensure your investment decision remains sound.