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Single-Family Deal Checklist





If you want to be successful in real estate investing, you must thoroughly evaluate a property before closing a deal. This is not a time when you rely on someone else to tell you what is a good deal. This is the time to get knowledgeable and make sure it is a good deal. Below is a checklist I recommend using when analyzing a property.

To even know where you should and shouldn't be looking for real estate, you always start with the area. Pick a submarket you want to invest in. Make sure it's in a good location by doing online research and talking to people who know the area. Look at crime stats, school districts, and drive the area at night to get a good feel for the environment. If it is what you are looking for you then start to look for deals in that area. This will give you a feel for the area you should be and should not be looking into.



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1

Get pre-approved for a loan. This will show you the price point you are qualified for and the payments you feel comfortable with. It also shows the seller you are a serious buyer.

2

Decide on the parameters you want in the home. The must-haves. Do you want one or two bedrooms, do you need a garage, is a yard important? Do you want to be along a busy road or a neighborhood? Think about what it is you want in this single-family rental.

3

Start looking for that home and once you find it put in an offer.

4

If the offer is accepted you are now in your due diligence period. You have ten days to find out everything you need to know in order to close the deal or decide to rescind the offer.

5

Hire a good inspector. This is not the time or place to try and save money. Pay top dollar for an inspector who is going to advocate for you and thoroughly analyze the property.



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Call the HOA. Find out if it is allowed to be a rental and any other stipulations that may be important to you.

7

Make sure you receive a copy of the HOA's financial statement. You want to look for any big assessments and also that they have an ample amount in their savings account for unforeseen maintenance and capital expenditures.

8

Check what your insurance rates and annual property taxes will be on the property. Make sure that aligns with your cashflow.

9

Conduct a title check to make sure there are no clouds on the title.

10

Make sure the income minus the expenses will still allow you to cash flow on the property. Present your offer. Take any issues the inspector found off the initial offer or have the seller repair them prior to closing. Don't be afraid to counter if you find issues, as those issues weren't tabulated into your initial offering.