

# Property Due Diligence Checklist



## Online

- Google Maps / Street View
  - Tax Records / MLS
  - Sold Comps / MLS, Zillow
  - Active Comps / MLS, Zillow
- Rental Comps / RentOMetter
  - Google The Address

## Offline

- Drive the neighborhood
  - Go look at the house
- Go look at Active listings
  - Meet with the Agent
  - Meet with Inspectors

# Running Your Numbers Checklist

## What You Need To Know After Repair Value (ARV)

- Purchase cost (Points + Title Fees+Lender Fees)
- Carrying Cost (Payment x Month Holding D.O.M.)
- Rehab Cost (Contractor Bid)
- Inspection Fee & Appraisal Fees
- Profit (You want to make after sell)
- Resale Cost (Comm. to Realtor + Title Fee)
- 5% - 10% Hedge Factor
- = Max Offer Price (start below this number)