

THE INDIVIDUAL INVESTOR: A FOCUS ON DESIGNING FOR THE AFTER

Real Estate Edition – Investor Assessment Checklist

Investment Thesis

- ☐ What is my investment goal(s)?
- ☐ How much money can you allocate to investments?
- ☐ How am I paying for this?
 - ☐ No money down?
 - ☐ Cash?
 - ☐ Credit?
- ☐ How much time do I have to spend on this/these investment(s) – initially and ongoing?
- ☐ How am I buying this?
 - ☐ Alone?
 - ☐ With a small group that I know?
 - ☐ With a large group?
- ☐ What areas am I familiar with AND have access to?
 - ☐ Region?
 - ☐ State?
 - ☐ Directly (me)?
 - ☐ Via proxy (family member or property manager)?
- ☐ What type of real estate type do I want?
 - ☐ Commercial (business office)
 - ☐ Commercial residential (elder care homes)
 - ☐ Residential multifamily – Large (5+)
 - ☐ Residential multifamily – Small (2-4)
 - ☐ Industrial land (farm, oil fields)
- ☐ What type of project type do I want?
 - ☐ Micro-flip (cosmetic upgrades only)
 - ☐ Flip (major build or upgrades)
 - ☐ Buy and hold (rentals, land lease)
- ☐ Do I have a team in place now?
 - ☐ Agent
 - ☐ Banker
 - ☐ Contractor/Handyman?
 - ☐ Inspector?

New Investors/Investments

- ☐ Am I emotionally attached to my property(s)?
- ☐ Where are the good rental markets?
- ☐ Am I comfortable with the area?
- ☐ What is the properties proximity to major industry (companies/jobs, culture/night life, schools, etc.)?
- ☐ Can I visit it several times, at different times?
- ☐ Are there any anchor companies nearby (Starbucks, Wholefoods, Trader Joe's, etc.)?

COVID-19 Considerations for Existing Investment Portfolios

- ☐ Can I transition your Air BNBs?

- ☐ Am I prepared for dips in rent or extended vacancies?
- ☐ Do I understand changes to local landlord/tenant laws for my properties?
- ☐ Is my property a landlord state or a tenant state and what does that mean to my portfolio?
- ☐ How am I communicating with my tenants?
- ☐ Is taking Section-8 an option for me in the short or long term?
- ☐ Am I over leveraged? (*see Stock Market Checklist for personal finance assessment)
- ☐ Do I have a cushion?

COVID-19 Considerations for Buyers

- ☐ What are the COVID-19 safety rules for my area?
- ☐ Am I comfortable with virtual tours?
- ☐ Is flipping better for me in the short term, during and coming out of this crisis?
- ☐ Should I consider smaller projects in the short term?

COVID-19 Considerations for Sellers

- ☐ Do I have tech safety updates that will better position my property (filtration systems, etc.)?
- ☐ What will my situation be over the next 1-2 years?
- ☐ Where am I in relation to retirement?
- ☐ Am I supporting children and/or parents?

Most importantly, don't stress about "being imperfect". You'll learn with each piece of property.

