DEAL ANALYZER CHECKLIST

Evaluate Rental Properties Like a Smart Investor

Before you buy any investment property, run through this checklist.
*This is the difference between **guessing**... and making a calculated **investment.***

SECTION 1 — INCOME ANALYSIS

- ☑ **Monthly** rent (realistic comps)
- ☑ Comparable rental analysis
- ☑ Rent demand validated
- ☑ Mortgage & Taxes
- ☑ Insurance Quote
- ☑ HOA / CDD Fees

SECTION 2 — TRUE EXPENSE BREAKDOWN

Fixed Costs

- ☑ Mortgage & Taxes
- ☑ Insurance Quote
- ☑ HOA / CDD Fees

Variable Costs

- ☑ Maintenance & CapEx
- ☑ Property Management
- ☑ Utilities

Rule:** If the deal only works at 100% occupancy... **it doesn't work.

SECTION 4 — CASH FLOW CALCULATION

Gross Rent: $ _____

Expenses & Vacancy: $ _____

Net Cash Flow: $ _____

SECTION 5 — RETURN METRICS

- ☑ Cash-on-Cash Return
- ☑ Cap Rate Analysis
- ☑ Appreciation Potential
- ☑ Cash-on-Cash Return
- ☑ Cap Rate Analysis

SECTION 6 — PROPERTY CONDITION

- ☑ Roof & HVAC Age
- ☑ Major Repairs Needed?

SECTION 7 — LOCATION STRATEGY

- ☑ Job Growth & Schools
- ☑ Crime & Development

THE INVESTOR MINDSET

*"Does this deal **STILL** work when things go wrong?"*

Kita Martinez | *Realtor & Lender*
Dalton Wade Real Estate Group | *United Mortgage Lenders*
KitaSellsHomes@gmail.com | 813-472-8883
NMLS# 2722652