

20 Point Checklist



1. Is the purchase price within 5% of the valuation price?
2. Is the gross rental yield expected to be in excess of 4%?
3. Is rental demand over 98% for the region?
4. Is the property in close proximity to Transport?
5. Is the property in close proximity to Schools?
6. Is the property in close proximity to Shops?
7. Is the property in close proximity to Medical Centres?
8. Is the property in close proximity to Sporting Facilities/Club?
9. Is the area a safe and family friendly community environment?
10. Are there employment opportunities in the region now?
11. Are there employment opportunities in the region in the future?
12. Has there been a population growth in the last 12 months?
13. Is there long term growth potential?
14. Is there more than 3 major industries in this area?
15. Are significant tax deductions available?
16. Is the property brand new to receive 40 years of tax deductions?
17. Does this have a good quality builder?
18. Does the property include air conditioning?
19. Is the property termite treated?
20. Are there high standard property managers in the area?

All our properties must have at least 18 points before we present them to our clients