AJ FOWLER PROPERTIES | AJFP HUB

Investor due-diligence checklist

Record evidence, assumptions and unanswered questions before committing.

The property

- [ ] Confirm title, tenure, lease terms, access and restrictions.
- [ ] Review condition, survey findings and work required.
- [ ] Investigate planning, building control, EPC and flood risk.
- [ ] Verify local sale and rent comparables; record dates and evidence.

The numbers

- [ ] Include purchase, acquisition, works, holding, finance and selling costs.
- [ ] Allow for contingency, voids, running costs and relevant taxes.
- [ ] Keep gross yield, net yield, ROI and profit margin distinct.
- [ ] Test a lower exit price, higher costs and a longer timetable.

The decision

- [ ] Confirm funding terms and the cash needed at each stage.
- [ ] Check your intended use with the relevant professional.
- [ ] Read AJFP signed terms and keep private deal documents secure.
- [ ] Set an evidence-based exit plan and list issues that could stop the purchase.

Notes / questions for AJFP