Real Estate Investment Checklist

ANDERS CPAS + ADVISORS

	YES	NO	COMMENT
1. Is the building residential or commercial?			
2. Is the property zoned for the intended purposes? (i.e. residential, commercial)			
3. Are there partners involved with the investment?			
4. Will the purchase include any debt? (Recourse, Nonrecourse)			
5. Will the transaction include any like-kind exchanges?			
6. Have you considered holding the investment in your IRA?			
7. Does the entity have an operating agreement?			
8. Is the property held by an LLC or LLP?			
9. If self-rental, is the property held in a separate entity from the operating company?			
10. Is this a triple net lease?			
11. Is the building new?			
12. If not new, is the building more than 3 years old?			
13. Does the seller have title to the property with no liens?			
14. Has the property been inspected by a licensed professional?			
15. Has the property been appraised in the past 90 days?			
16. Does the property need an environmental assessment?			
17. Will you have a capitalization policy in place?			
18. Should the property have a cost segregation study performed?			
19. Can the property take advantage of energy tax incentives? (179D study)			
20. Does the property qualify for federal or historic state tax credits?			
21. Are you insured with the proper policy?			
22. Will you maintain records and documentation of incidents?			
23. Have you partnered with professional contractors?			
24. Will you participate in managing this property?			
25. What level will you participate? (Active, Material, Real Estate Professional)			
26. Have you considered a grouping election for mutiple activities?			