

ANDERS REAL ESTATE AND CONSTRUCTION

REAL ESTATE INVESTMENT CHECKLIST

- 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?

YES	NO	COMMENT

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