



## Buy Box Checklist for Real Estate

<b>1. Location:</b>	
<b>Neighborhood:</b> Desired neighborhoods or areas	
<b>Proximity:</b> Distance to schools, parks, shopping centers, public transportation	
<b>Growth Potential:</b> Areas with potential for appreciation	
<b>2. Property Type:</b>	
Single-Family Homes	
Multi-Family Homes	
Condos/Townhouses	
Commercial Properties	
Vacant Land	
<b>3. Property Size:</b>	
<b>Square Footage:</b> Minimum and maximum square footage	
<b>Number of Bedrooms:</b> Minimum number of bedrooms	
<b>Number of Bathrooms:</b> Minimum number of bathrooms	
<b>Lot Size:</b> Desired lot size	
<b>4. Property Condition:</b>	
<b>Turnkey:</b> Move-in ready properties	
<b>Fixer-Uppers:</b> Properties needing renovation	
<b>Age of Property:</b> Preferred age range of the property	
<b>Maintenance:</b> Low maintenance requirements	
<b>5. Financial Criteria:</b>	
<b>Purchase Price:</b> Maximum purchase price	
<b>Down Payment:</b> Minimum down payment amount	
<b>Cash Flow:</b> Positive cash flow potential	
<b>Cap Rate:</b> Desired capitalization rate	
<b>GRM (Gross Rent Multiplier):</b> Acceptable GRM range	
<b>CoC (Cash-on-Cash Return):</b> Minimum acceptable cash-on-cash return	