



Real Estate Due Diligence

CHECKLIST

PROPERTY INFORMATION

Obtain a current title report and verify ownership details.	<input type="radio"/>
Confirm that the seller has the legal right to sell the property.	<input type="radio"/>
Check for any existing liens or encumbrances.	<input type="radio"/>
Review a recent survey of the property to confirm boundaries.	<input type="radio"/>
Identify any encroachments or boundary disputes.	<input type="radio"/>
Check for any easements affecting the property.	<input type="radio"/>
Check zoning regulations and confirm that the property is being used in compliance with local zoning laws.	<input type="radio"/>
Verify potential land use restrictions and future development plans.	<input type="radio"/>
Understand any zoning variances or special permits.	<input type="radio"/>

LEGAL AND FINANCIAL DOCUMENTATION

Review the terms and conditions of the purchase agreement.	<input type="radio"/>
Ensure that it includes all relevant details and conditions, including contingencies.	<input type="radio"/>
Verify any seller disclosures and representations.	<input type="radio"/>
Obtain and review financial statements for the property.	<input type="radio"/>
Analyze income, expenses, and profit margins.	<input type="radio"/>
Assess the accuracy of financial records and potential risks.	<input type="radio"/>
Review existing leases and tenant information.	<input type="radio"/>
Assess lease terms, rental rates, and tenant payment history.	<input type="radio"/>
Identify any outstanding tenant issues or disputes.	<input type="radio"/>
Conduct environmental assessments to identify potential contamination risks.	<input type="radio"/>
Address any environmental compliance issues.	<input type="radio"/>

Multifamily Property Due Diligence Checklist Yduc

Brian Hennessey

A red circular graphic with a gradient, appearing as a partial circle or a stylized arrow pointing to the right, located to the right of the name bar.

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Real Estate Due Diligence Mary Ann Hallenborg, 2015-12-22 Real Estate Due Diligence is the first textbook on due diligence the cornerstone of every successful real estate deal Due diligence is designed to uncover potential risks posed by a real estate acquisition financing or development project and failure to carry it out successfully can result in costly oversights and diminished investment returns This book demonstrates how to assess and manage legal risks on properties such as office buildings shopping centres industrial buildings apartments and hotels before the transaction closes Real estate students and practitioners are taken through all of the essential due diligence areas including Titles and ownership issues Zoning and land use Liens and mortgages Condition assessments Environmental and operational concerns And lease analysis Throughout the book major laws and court cases are used to illustrate due diligence issues and provide rich opportunities for classroom study and discussion Practice points and comprehensive due diligence checklists help readers to go on to put their learning in practice This book fills a gap in the real estate literature and is perfect for use as a college textbook a practitioner's guide or for industry training

The Due Diligence Process Plan Handbook for Commercial Real Estate Investments Brian Hennessey, 2012-09-18 There's a huge problem in the commercial real estate business that nobody is talking about DUE DILIGENCE The vast majority of investors real estate brokers and commercial real estate professionals barely scratch the surface conducting their due diligence when purchasing commercial real estate investments Investors are taking unnecessary risks making bad investments and throwing money away by not properly performing due diligence Brokers are putting themselves at risk for potential litigation and missing an opportunity to help their clients as a true ally by learning these principles and adding more value for their clients when purchasing investment properties Having and adhering to a proven system keeps you from missing something and allows you to do it faster more efficiently If you're an investor looking to buy apartments office industrial or retail buildings this proven system will help you to make it less stressful and allow you to make a more informed and intelligent decision I've been in the commercial real estate industry for over 30 years and didn't know what I didn't know until I became an acquisition person for an investor and his investors Some of these lessons were costly and frankly embarrassing This reference manual was put together during the acquisition of over 9 million square feet Some of the things you will learn What to negotiate in the purchase and sale agreement so that you can maximize the opportunities for yourself when it comes time to negotiate further with the seller How to properly review leases so that you know what to look for that could be cause for concern How to choose a lender or mortgage broker Third party reports such as Environmental Property Condition Assessment Seismic PML Geologic and other reports that a lender may require and what to look for in them Tips on how to negotiate loan terms and specific provisions in them Conducting tenant interviews and what questions to ask them so that you can uncover any problems or issues that you would otherwise not be made aware of Super Powerful Must learn or you'll miss out Cost cutting tips and strategies that will help you add value to the property

once you own it What to look for when reviewing books and records and what to ask the seller for One of the most critical processes done during the due diligence process is the underwriting and financial analysis In the book there is a list of questions that must be addressed and answered while adjusting your analysis of the investment and will help you to accurately assess the potential of how the numbers should work How to deal with the appraiser and appraisal process to be more proactive and enhance the potential for the highest possible loan amount How to ensure that you are getting everything you deserve when finalizing the transaction and what to look for on the closing statement that may be added by the seller or lender as a credit to them that you can get eliminated or at least negotiated down by being aware of what to look for In addition you get at the end of the book A Sample Lease Abstract Form which shows you how to fill in all the salient deal points and provisions of a lease document Due Diligence Checklist a list of most all items of which you should ask a seller for when negotiating a purchase Due Diligence Document Checklist A list of most all of the documents you should request from a seller when negotiating a purchase Sample Tenant Questionnaire a sample list of questions that you should ask of tenants when conducting a tenant interview The fundamentals remain the same when it comes to due diligence for any of the commercial real estate genres whether it be office or industrial properties retail or multi family residential I still use it as a reference tool whenever I m involved with due diligence We need reminding as much as we need learning There are just too many things to remember

Due Diligence Process Plan Handbook for Commercial Real Estate Investments Brian Hennessey, 2013

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