



Property Evaluation Worksheet

Address: _____

Date: _____

Prepared by: _____

Prepared for: _____

Scoring Key

AREA EVALUATION

(values should be 0-5; 0 is worst, 5 is best)

- 1. Proximity to Schools and Businesses: 0 is least desirable, 5 is most desirable.
- 2. Area Foreclosures: 0=4+, 1=4, 2=3, 3=2, 4=1, 5=0

PROPERTY EVALUATION

(values should be 0-10; 0 is worst, 10 is best)

- 3. Condition: 0-3=Poor, 4-6=Average, 7-8=Good, 9-10=Excellent
- 4. Cap Rate: Rating should reflect cap rate for property in comparison to metro area; 0=>4% below area cap rate, 1=3-4% below area cap rate, 2=2-3% below area cap rate, 3=1-2% below area cap rate, 4=0-1% below area cap rate, 5=Even with area cap rate, 6=0-1% higher than area cap rate, 7=1-2% higher than area cap rate, 8=2-3% above area cap rate, 9=3-4% above area cap rate, 10=>4% above area cap rate.
- 5. Price Per Square Foot Relative to Area: 0=>100% 1=95-99%, 2=90-95%, 3=85-90%, 4=80-85%, 5=75-80%, 6=70-75%, 7=65-70%, 8=60-65%, 9=55-60%, 10=<55%

SCORES

Add the scores from the area evaluation and the property evaluation. The total should give you a good idea of how the property fares as an investment.

38-40=Excellent.

35-37=Good.

30-34=Average.

26-29=Less than average.

< 25= For experienced investors only.

AREA	Notes/Numbers	SCORE
Proximity		5
Area Foreclosures		5
Area Total		10
PROPERTY		
Condition		8
Cap Rate		8
PPSqFt vs. Area		8
Property Total		24
Total Score		34

Form E Property Evaluation Worksheet