

# IP Buying Checklist

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❖ Does the property have a nice street appeal?	
❖ If not, can we do something, at a low cost, to improve this street appeal & in doing so, improve the perceived valuation? <i>Make notes below, if Yes.</i>	
❖ Does the property have a land size of 700m <sup>2</sup> , or more?	
❖ Does the property have a minimum of 3 bedrooms?	
❖ Is the property of brick construction?	
❖ Ideally, the property should be under 10 years old. Is it?	
❖ If not, is it under 20 years old?	
❖ The property must be on a quiet street. Is it?	
❖ The property should have at least 2 bathrooms? Does it?	
❖ Can the property be easily improved, or even developed, to provide further growth in value? <i>Make notes below, if Yes.</i>	
❖ The property should have a very good kitchen. Does it?	
❖ There should be good car accommodation. Is there?	
❖ The property should have an enclosed back yard. Does it?	
❖ The property should have 2 living areas, at least. Does it?	
❖ In the southern states, the property should have the sun in the back yard and in the northern states, it should be the reverse. Does it?	
❖ The property should be close to the following amenities:	
❖ Primary Schools – Within 2klms. Is it?	
❖ Public Transport – Within 1klms. Is it?	
❖ Doctors – Within 2klms. Is it?	
❖ Shops – Within 2klms. Is it?	

